

PETERMANS
LOCAL PROPERTY EXPERTS



**The Grove,
Edgware,
£795,000
Freehold**

- 2 Bedroom, 2 Bathroom, Chalet Style, Semi Detached Bungalow With One Bedroom Annexe
- Through Lounge/Dining Room
- Fitted Kitchen Breakfast Room
- Ground Floor Bedroom and Shower Room
- Bedroom with En- Suite bathroom on First Floor
- Separate One Bedroom Annexe With En-Suite Shower & Open Plan Reception Room & Kitchen
- Approx. 65ft Rear Garden
- Total 1,672 Sq Ft
- Chain Free

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This 2 bedroom, 2 bathroom, chalet style, semi detached, bungalow also benefits from a one bedroom annexe. The property is situated on one of Edgware's most sought after roads. Conveniently located with easy access to Edgware Station (Northern Line) and local shops. The property is being sold chain free.



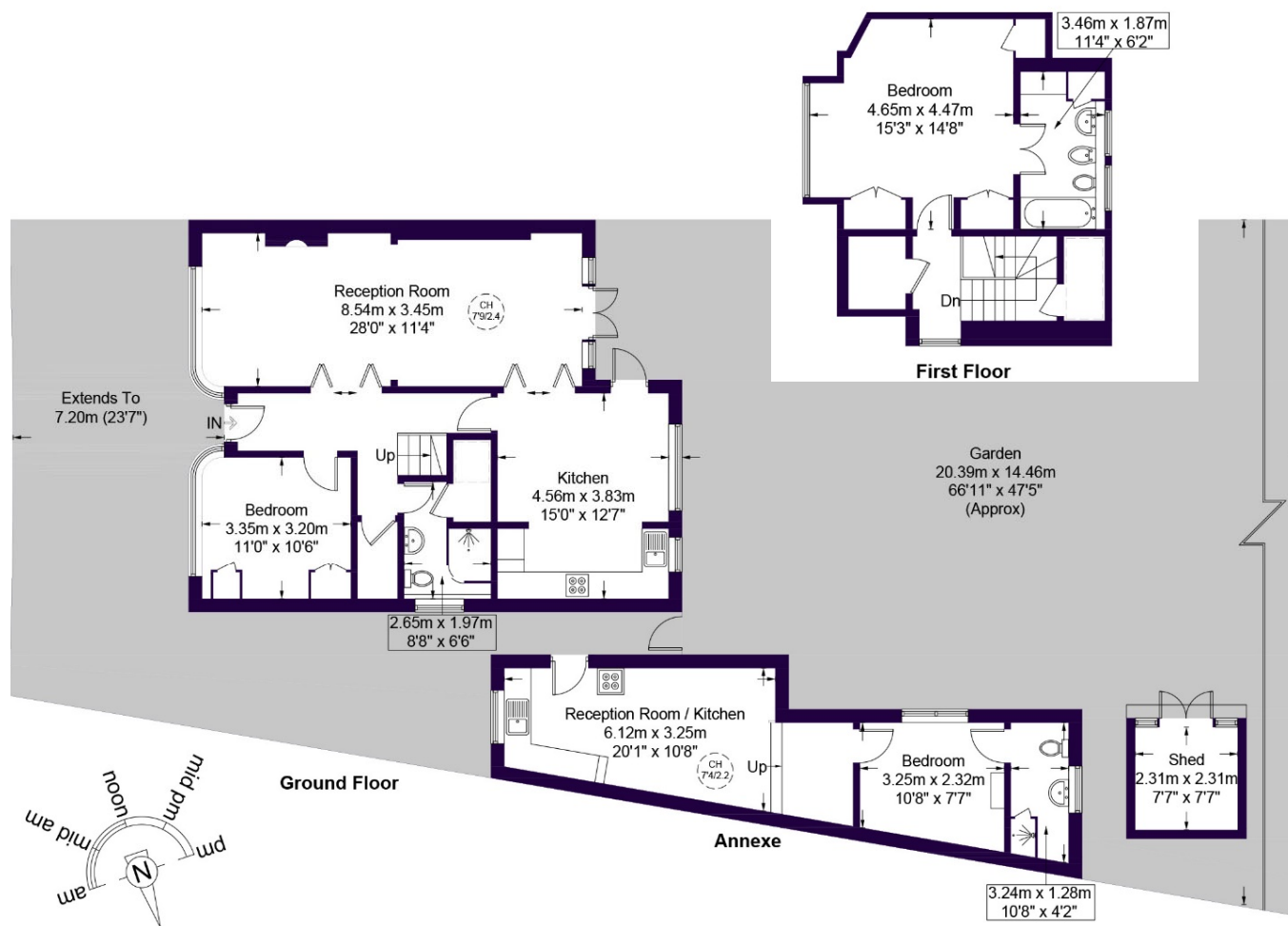
The property comprises through lounge dining room, kitchen breakfast room, bedroom and downstairs shower room. On the first floor is a large bedroom and bathroom. The annexe comprises open plan reception room and kitchen and a bedroom with en-suite shower. The rear garden measures approx. 65ft and there is access to the front, where there is off street parking.



Approximate Gross Internal Area = 1672 sq ft / 155.3 sq m

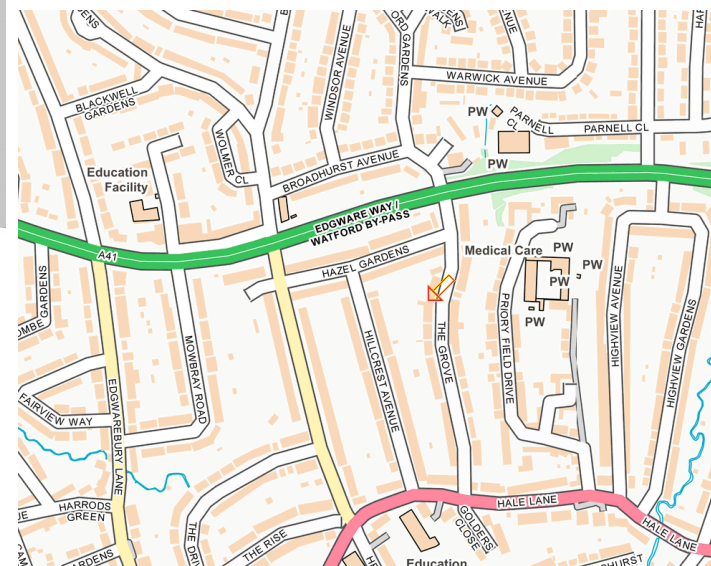
Shed = 57 sq ft / 5.3 sq m

Annexe = 364 sq ft / 33.8 sq m



Price:	£795,000
Tenure:	Freehold
Beds:	2
Baths:	2
Reception Rooms:	1
Total Sq Ft:	1,672
Bungalow Sq Ft:	1,308
Annexe Sq Ft:	364
Council Tax Band:	Band F in Barnet
EPC Rating:	Band D
Annexe EPC:	Band D

Distance to;
 Edgware Station: 0.7 Miles
 Mill Hill Station: 1.5 Miles



VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy