

**PETERMANS**  
LOCAL PROPERTY EXPERTS



## Francklyn Gardens, Edgware £699,000 Freehold

- 3 Bedroom, Detached Family Home
- In Need Of Modernisation
- Large Hallway
- Through Lounge/Dining Room
- Kitchen Breakfast Room
- Approx. 50 Ft Rear Garden
- Potential To Extend Subject To Planning
- Chain Free
- 1,146 Sq Ft

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NORTH LONDON  
HOSPICE



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We are delighted to present this 3 bedroom detached, Olympia style Laing home , ideally located on a highly sought-after road within the ever-popular Broadfields Estate. Conveniently situated close to highly regarded schools, local shops, parks, and places of worship. The property also benefits from having potential to extend, subject to planning. The property is being sold chain free.





The property comprises, larger than average hallway, through lounge dining room and kitchen breakfast room. On the first floor there are two double bedrooms, single bedroom, bathroom and separate WC. The rear garden measures approx. 50' with patio area and steps down to lawn area. There is a garage to one side, side access on the other, and off street parking at the front.

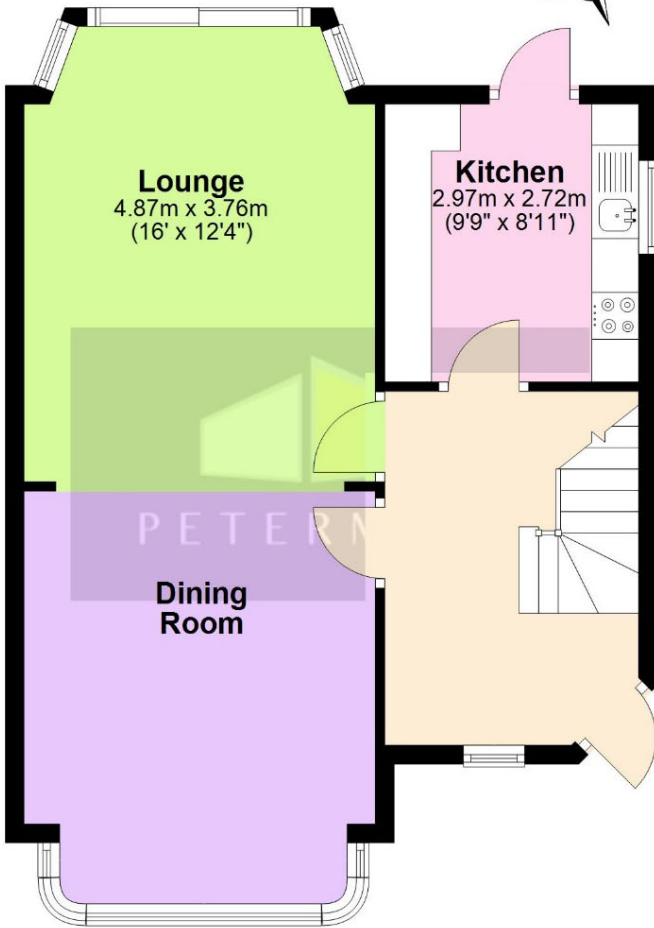






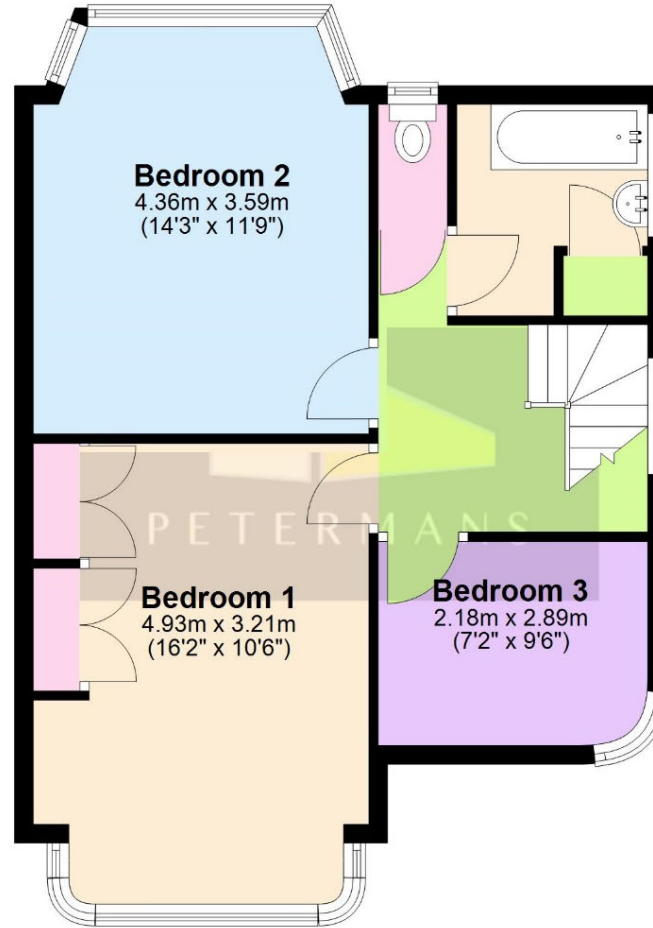
## Ground Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



## First Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



|                   |                  |
|-------------------|------------------|
| Price:            | £699,000         |
| Tenure:           | Freehold         |
| Beds:             | 3                |
| Baths:            | 1                |
| Reception Rooms:  | 2                |
| Total Sq Ft:      | 1,146            |
| Council Tax Band: | Band G in Barnet |
| EPC Rating:       | F                |

|                    |           |
|--------------------|-----------|
| Distance to;       |           |
| Edgware Station:   | 0.9 Miles |
| Stanmore Station:  | 1.7 Miles |
| Mill Hill Station: | 1.8 Miles |

Total area: approx. 106.5 sq. metres (1146.2 sq. feet)

**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

