



**PETERMANS**  
LOCAL PROPERTY EXPERTS



## Broadfields Avenue, Edgware, £750,000 Freehold

- 3 Bedroom, Semi Detached Family Home
- 2 Room Outhouse With A Shower & WC
- Two Separate Reception Rooms
- Fitted Kitchen
- D/S WC
- Two Double Bedrooms, Single Bedroom
- Family Bathroom
- Approx. 75ft Rear Garden
- Garage
- Ample Scope To Extend To The Side, Rear & Into Loft STPP.
- 1,488 Sq Ft
- Chain Free

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HOSPICE



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Situated on the ever in demand Broadfields Estate, we are delighted to present this 3 bedroom, semi detached, family home. This spacious property offers excellent potential for further extension (subject to planning permission) and includes a generous outbuilding with two rooms and a shower, ideal for a home office, gym, or guest suite. Conveniently located near local shops and within easy reach of central Edgware and Stanmore, the home also lies within the Eruv, making it a perfect choice for families seeking both comfort and community.



The property features a welcoming porch that leads into a spacious entrance hallway, providing access to a bright reception room, a separate dining room, a fitted kitchen, and a convenient downstairs WC.

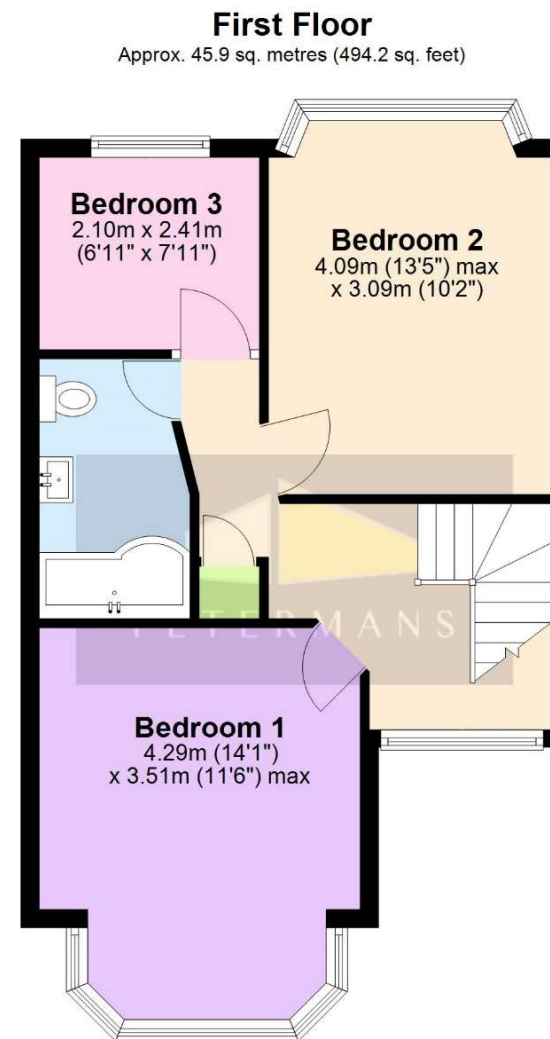
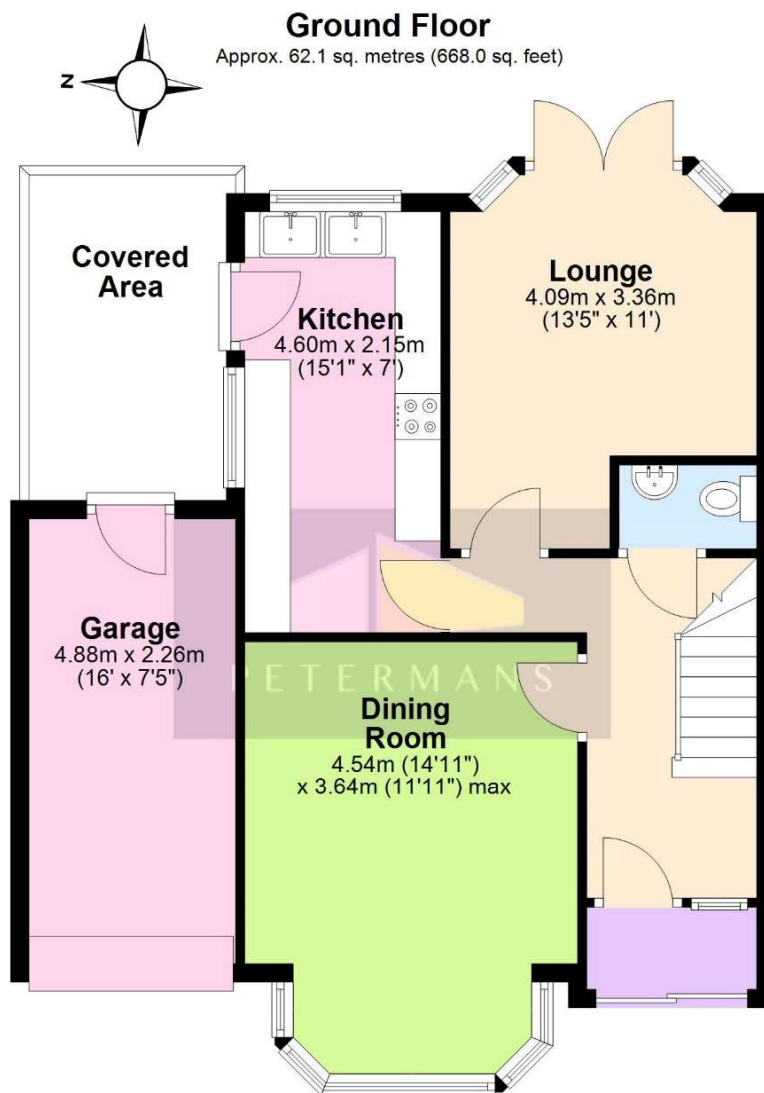
Upstairs, the first floor comprises two generous double bedrooms, a well-proportioned single bedroom, and a modern family bathroom.

The rear garden extends approximately 75 feet and includes a garage to the side, with a covered storage area behind it. A standout feature is the large outbuilding, currently arranged as a bedroom and office space, complete with a shower and WC, ideal for flexible living or working from home.

To the front, the property benefits from ample off-street parking for multiple vehicles.



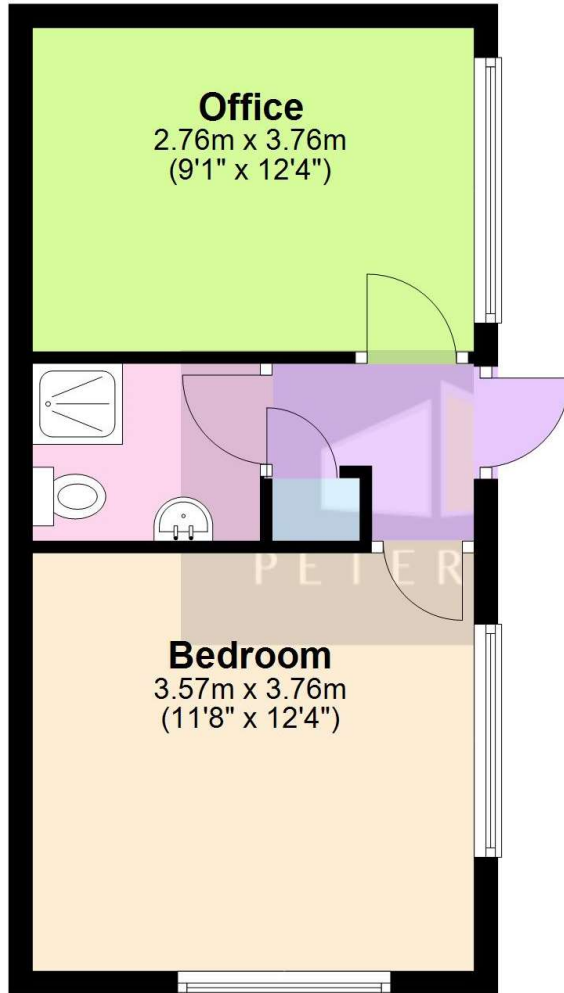




Total area: approx. 138.3 sq. metres (1488.2 sq. feet)

## Outbuilding

Approx. 30.3 sq. metres (326.0 sq. feet)



|                   |                  |
|-------------------|------------------|
| Price:            | £750,000         |
| Tenure:           | Freehold         |
| Beds:             | 3                |
| Baths:            | 1                |
| Reception Rooms:  | 2                |
| Total Sq Ft:      | 1,488            |
| Council Tax Band: | Band E in Barnet |
| EPC Rating:       | E                |

Distance to:  
Edgware Station 1.1 Miles  
Stanmore Station 1.7 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