

PETERMANS
LOCAL PROPERTY EXPERTS



Edgwarebury Lane, Edgware £1,195,000 Freehold

- 6 Bedroom, 2 Bathroom
- Detached Family Home
- Triple Length Reception Room
- Open Plan Kitchen Breakfast Room
- Utility Area
- D/S WC
- En-Suite Bathroom & Dressing Area To Master Bedroom
- Large Loft Room & Separate WC
- Garage
- Approx. 35Ft Rear Garden
- 3,014 Sq Ft

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NORTH LONDON
HOSPICE



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We are pleased to present this beautifully refurbished six-bedroom, two-bathroom detached family home with the added benefit of an exceptionally spacious loft room. Ideally located on a highly sought-after road, the property enjoys a prime position near Edgwarebury Park, close to excellent schools, places of worship, and within the Eruv. Offered chain-free, this home is ready for immediate purchase.



The property features a spacious triple-length reception room with bi-fold doors opening onto the rear garden. The ground floor also offers a modern open-plan kitchen/breakfast room, a separate utility area, a guest WC, and access to the internal garage. On the first floor, you'll find four generously sized bedrooms. The master bedroom boasts a private en-suite bathroom and a dedicated dressing area, complemented by a contemporary family bathroom serving the remaining rooms. The second floor comprises a large double bedroom, an additional room with eaves-restricted height, ideal as a study or children's room and a separate WC. Externally, the rear garden extends approximately 35 feet, while the front of the property provides ample off-street parking for several vehicles.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor

Approx. 103.0 sq. metres (1108.7 sq. feet)

Kitchen/Breakfast Room

2.72m x 8.90m
(8'11" x 29'2")

Store Room

1.48m x 2.00m
(4'10" x 6'7")

Lounge/Dining Room

9.11m (29'11") max
x 3.97m (13')

Garage

5.00m x 2.36m
(16'5" x 7'9")

First Floor

Approx. 92.4 sq. metres (994.6 sq. feet)

Bedroom 1

4.62m x 3.27m
(15'2" x 10'9")

Dressing Area

Bedroom 3

4.83m x 2.57m
(15'10" x 8'5")

Bedroom 2

4.72m x 3.27m
(15'6" x 10'9")

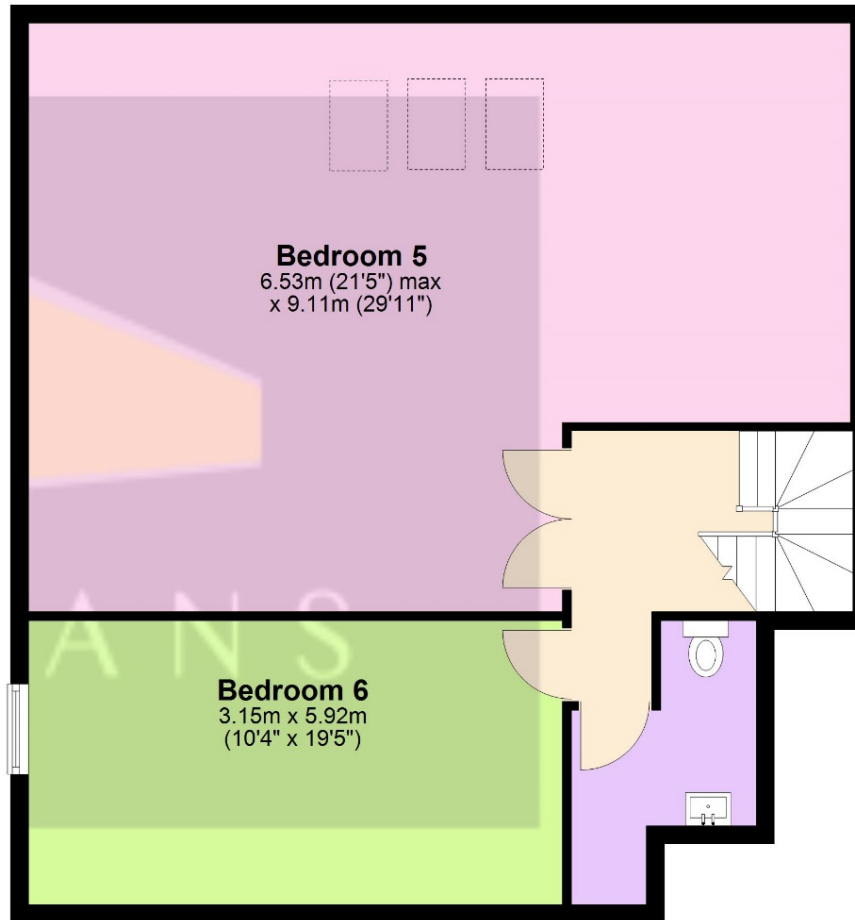
Bedroom 4

3.15m x 2.94m
(10'4" x 9'8")

Total area: approx. 280.0 sq. metres (3014.0 sq. feet)

Second Floor

Approx. 84.6 sq. metres (910.6 sq. feet)



Total area: approx. 280.0 sq. metres (3014.0 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

Price: £1,195,000
Tenure: Freehold
Beds: 6
Baths: 2
Reception Rooms: 1
Total Sq Ft: 3,014
Council Tax Band: Band G in Barnet
EPC Rating: C

Distance to;
Edgware Station: 1 Mile
Stanmore Station: 1.3 Miles

