



**PETERMANS**  
LOCAL PROPERTY EXPERTS



## Edgwarebury Lane Edgware Guide Price £795,000 Freehold

- Highly Sought After Location
- 4 Bedroom, 2 Bathroom
- Semi-Detached Family Home
- Through Lounge & Dining Room
- Fitted Kitchen
- D/S WC
- En-Suite Shower Room To Master Bedroom On The Second Floor
- Garage
- Further Potential To Extend Subject To Planning To The Rear
- Approx. 95 Ft Rear Garden
- Large 3x4m Cabin/Summer House
- 1,768 Sq Ft

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NORTH LONDON  
HOSPICE



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We are delighted to offer this bright and airy, 4 bedroom, 2 bathroom semi detached home, situated on this highly sought after road, just a short walk from local shops and the town centre. The house offers further potential to extend to the rear, subject to planning.



The property features a bright entrance hallway leading to a spacious through lounge and dining room, a modern fitted kitchen, access to the garage, and a convenient downstairs WC. On the first floor, there are two generous double bedrooms, a single bedroom, and a contemporary family bathroom. The second floor hosts a bright master bedroom with an en-suite bathroom and access to eaves storage. Outside, the rear garden extends to approximately 95 feet and includes a decking area, a covered section behind the garage, a lawn, a large 3x4m cabin/summer house with electricity, and two additional sheds. To the front, there is off-street parking with cabling installed ready for a EV charger.







Total area: approx. 164.3 sq. metres (1768.7 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

Guide Price: £795,000  
 Tenure: Freehold  
 Beds: 4  
 Baths: 3  
 Reception Rooms: 2  
 Total Sq Ft: 1,768  
 Council Tax Band: Band F in Barnet  
 EPC Rating: D

Distance to;  
 Edgware Station: 0.3 Miles  
 Mill Hill Station: 1.5 Miles  
 Stanmore Station: 1.4 Miles

