

PETERMANS
LOCAL PROPERTY EXPERTS



**Lynford Gardens,
Edgware**
**Offers In Excess Of
£850,000
Freehold**

- 5/6 Bedroom, 3/4 Bathroom Semi-Detached Family
- Through Lounge/Dining Room
- D/S WC
- Kitchen/Breakfast Room
- D/S Bedroom With En-Suite Shower Room
- Master Bedroom With Office Area & En-Suite Bathroom
- Family Bathroom
- Two Further Bedrooms & Bathroom On 2nd Floor
- Approx 65Ft Rear Garden
- No Chain
- 1,979 Sq Ft

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Occupying a prime position on one of Edgware's most desirable residential roads, within the Eruv, this substantial semi-detached family home combines generous accommodation with exceptional convenience. Edgware Underground Station, esteemed schools, places of worship, and local shopping facilities are all within easy reach. Offered for sale with no onward chain, the property provides flexible and well-appointed accommodation comprising 5/6 bedrooms and 3/4 bathrooms, ideal for growing families seeking both space and convenience.



The ground floor offers well-balanced and versatile accommodation, comprising a spacious L-shaped reception room, an impressive open-plan kitchen/family room, a study/storage room, and a guest cloakroom. In addition, there is a sixth bedroom with its own en-suite shower room, ideal for guests, extended family, or independent living.

The first floor hosts the principal bedroom suite, featuring a dedicated office area and en-suite bathroom, alongside two further bedrooms and a contemporary family bathroom.

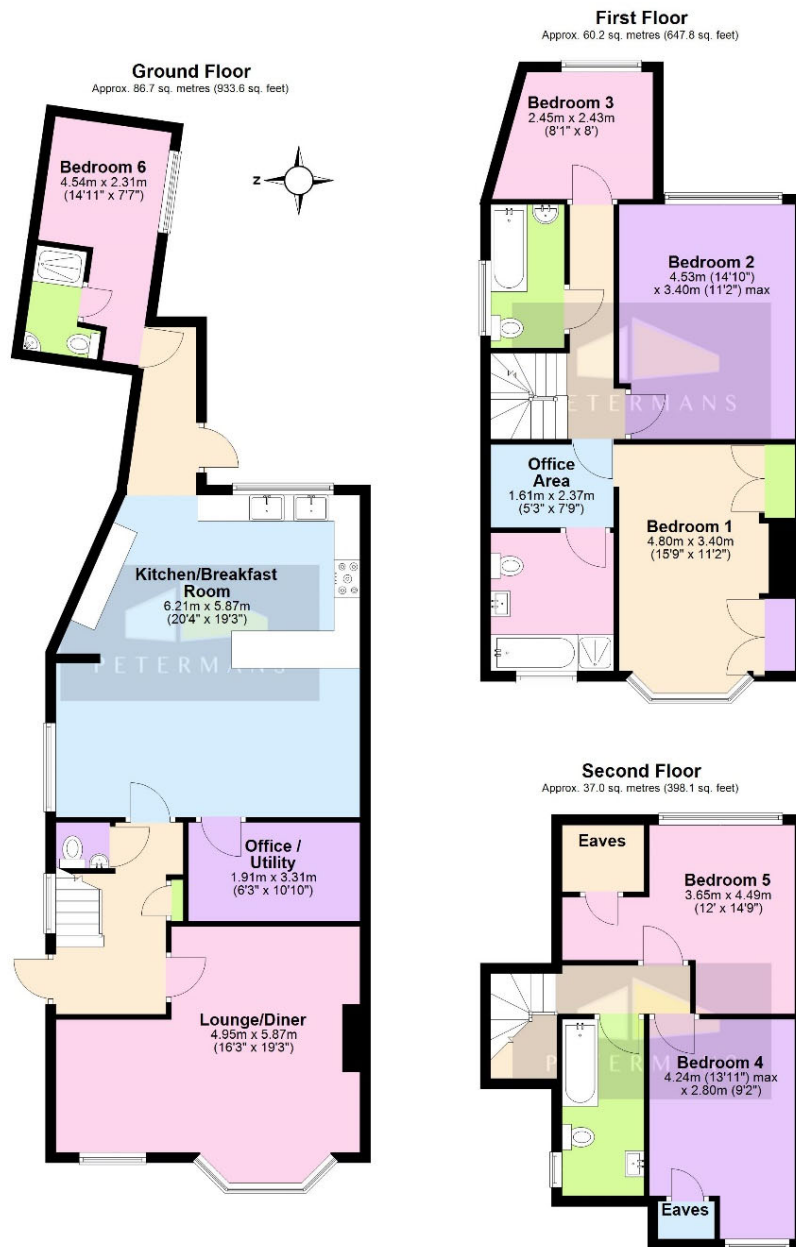
The second floor provides two additional bedrooms and a further bathroom, creating flexible living space for larger families. Externally, the property benefits from a private rear garden extending to approximately 65 ft, together with off-street parking to the front.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 183.9 sq. metres (1979.5 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: OIEO £850,000
Tenure: Freehold
Beds: 5/6
Baths: 3/4
Reception Rooms: 2
Total Sq Ft: 1,979
Council Tax Band: Band F in Barnet
EPC Rating: C

Distance to;
Edgware Station: 0.8 Miles
Mill Hill Station: 1.5 Miles

