

£675,000
Westway, Edgware, HA8



- Semi Detached House
- Reception Room
- Fitted Kitchen
- 3 Double Bedrooms
- 2 Bathrooms (1 en-suite)
- Downstairs Cloakroom
- Private Rear Garden
- Off Street Parking
- EPC Rating: C 69 82
- Council Tax Band E

Located within a popular residential area and just minutes from Edgware station , an attractive semi-detached 3 double bedroom 2 bathroom home with kerb appeal. Constructed in 1989 the property is meticulously kept and offers generous accommodation over 3 floors (approx. 1200 sq. Ft)

The ground floor comprises of an entrance hall and guest cloakroom, a well planned Fitted Kitchen/Breakfast room with integrated appliances. A 22ft Living/Dining room with wooden flooring, dual aspect windows and sliding patio doors to the garden.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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Gross Internal Area: 111.2 m² ... 1197 ft² (excluding garden)



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Floor Plan sketched by Pixsolute Photography

pixsolute
photography

VIEWING BY APPOINTMENT WITH AGENTS PROPERTY SISTERS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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