



Brook Avenue,  
Edgware. HA8 9XF



£780,000

Freehold

This extended four bedroom, two bathroom, semi-detached family home, has been expertly extended across the whole of the rear and into the loft. It is centrally located, being situated literally a few minutes walk from Edgware Station, the Broadwalk Shopping Mall, plus a multitude of other shops, and a variety of restaurants.

The superb kitchen diner is fully fitted and equipped with the highest specification units and equipment, and the large air conditioned principal bedroom in the loft has an en-suite shower room.

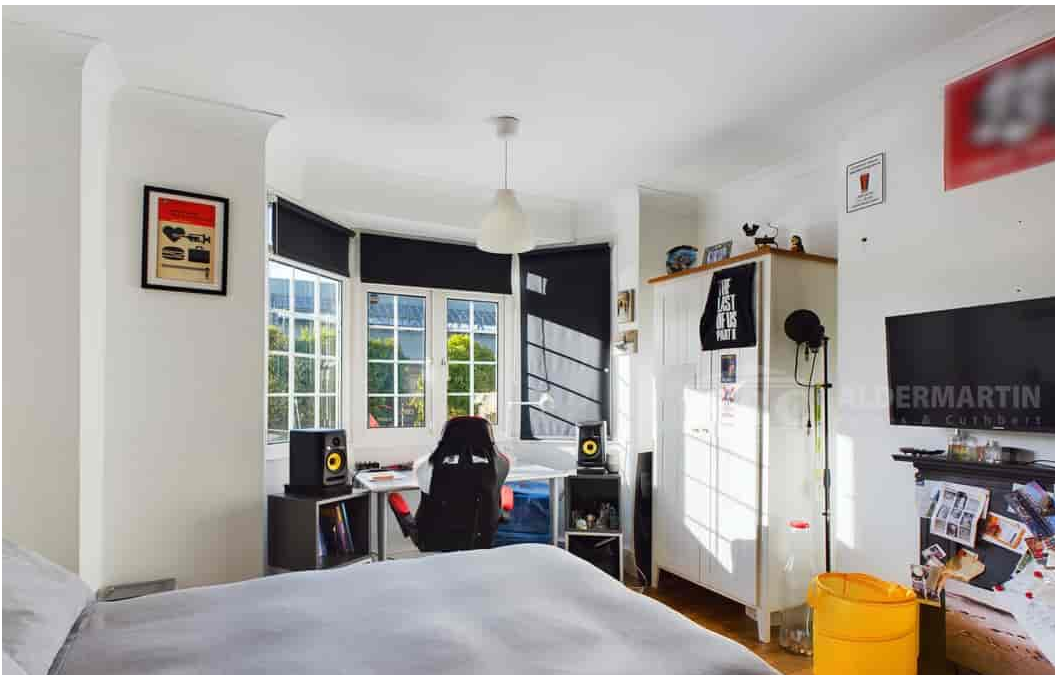
The house has been maintained in outstanding decorative order, and offers other features, among which are a guest WC, a fitted utility room, a luxury garden room with an electric power supply, and off street parking with a charging point for an electric vehicle.

CHAIN FREE

As Sole Agents, we strongly recommend viewing without delay.





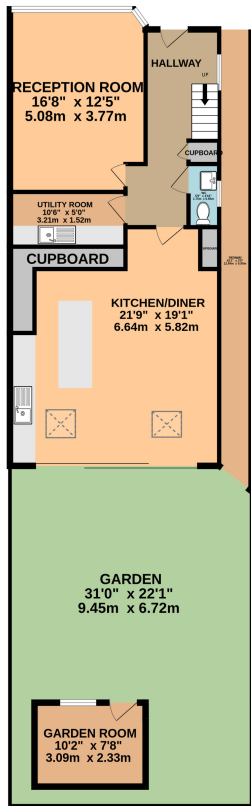


- EXTENDED SEMI-DETACHED HOUSE
- UTILITY ROOM + GUEST WC
- CHAIN FREE IN CENTRAL EDGWARE

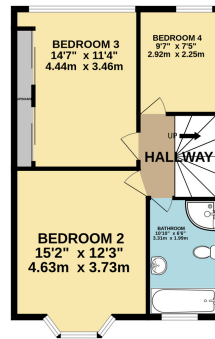
- FOUR BEDROOMS
- FOUR BEDROOMS + TWO BATHROOMS
- AIR CONDITIONING

- HUGE FITTED KITCHEN DINER
- EXCELLENT DECORATIVE ORDER
- GARDEN ROOM \* OFF STREET PARKING

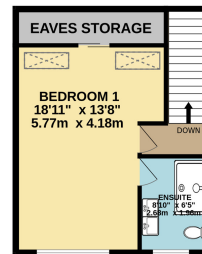
GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



### Energy Efficiency Rating

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

TOTAL FLOOR AREA : 1911 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62023

# Edgware

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