

**Meadfield, Middlesex HA8 8XN**

**£525,000**  
**Freehold**













- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- GARAGE + OFF STREET PARKING
- GREAT FRONTAL VIEW

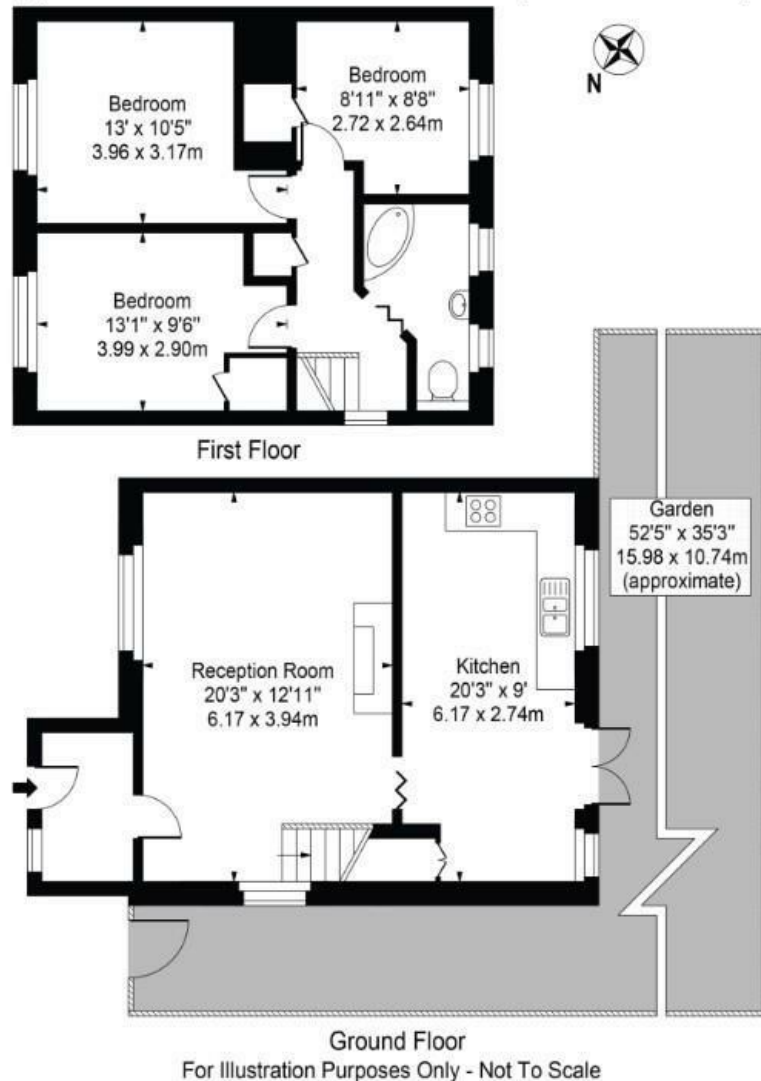
- LARGE KITCHEN DINER
- CLOSE TO TRANSPORT LINKS
- EXCELLENT SHOPPING PARADE NEARBY

- QUIET LOCATION
- GOOD SCHOOL CATCHMENT
- AMAZING 70 FOOT REAR GARDEN



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Approx. Gross Internal Area 956 Sq Ft - 88.82 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This very quaint and appealing three bedroom family home is situated in a quiet location in north Edgware. Glengal Road's excellent shopping parade is only a short walking distance away.

There are also very good schools nearby, as are transport links, a variety of places of worship and other local amenities.

The beautiful rear garden extends to 70 feet, and has been lovingly tended by the owner. Due to the time of year that the photographs were taken, they hardly do it justice.

A garage with off street parking is available just across the road.

The property offers considerable scope for extending and adding value, subject to the usual permissions.

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

# ABC EDGWARE

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