



The Grove, Edgware  
HA8



# An extended, un modernised two bedroom semi detached bungalow.

Two double bedrooms | Large L shaped double reception | Gas central heating | Garage with own driveway | Large Westerly rear garden | Within Edgware Eruv | Chain free

**Preston Bennett**

*In association with Hamptons International*

37-41 Church Road, Stanmore, Middlesex, HA7 4AA

Residential. 020 8954 0044

residential@prestonbennett.co.uk

[www.prestonbennett.co.uk](http://www.prestonbennett.co.uk)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Asking Price £550,000 Freehold

### Description

Positioned within the eruv and within easy access of Edgware High Street with its Northern line tube station is this extended, chain free two bedroom semi detached bungalow.

The property requires modernisation throughout and offers scope for further extension and loft conversion subject to the usual planning consents.

To the rear there is a garage approached via its own driveway and a large, mature Westerly facing rear garden.

### Location

Principally a shopping and residential area, it has excellent transport links via Edgware's Northern Line underground station and is ideal for drivers with its easy access to the M1 and M25.

A former market town, Edgware is attractive to homebuyers due to its appealing streets, semi-detached and detached houses, access to the Broadwalk shopping centre, and proximity to places of worship and prestigious state and private schools including North London Collegiate School and Rosh Pinah Primary School.

NB. Preston Bennett hereby give notice that the vendors of this property are connected to persons as defined within sections 31 and 32 of the Estate Agents Act 1979.



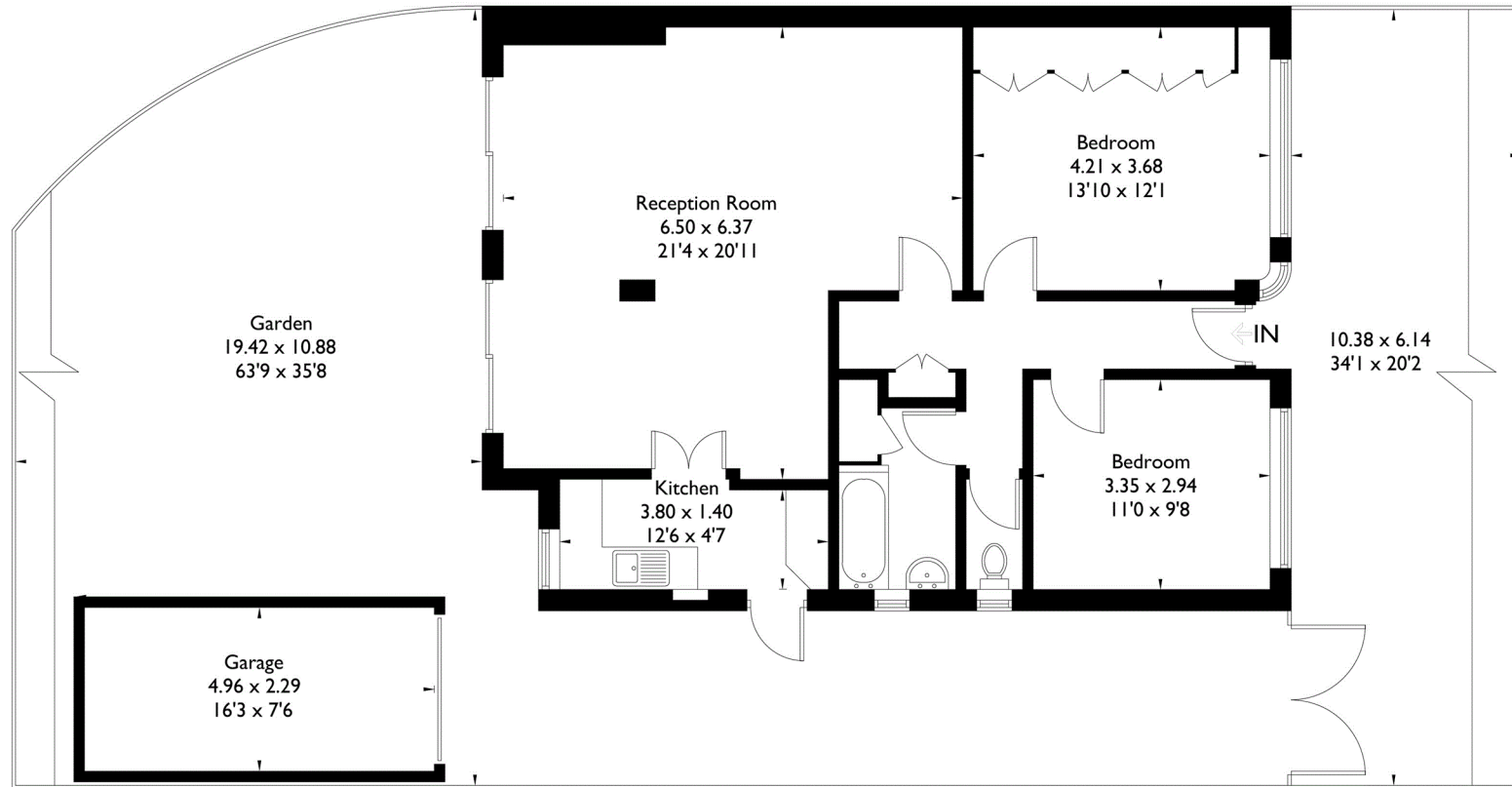
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## The Grove, Edgware

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

Garage = 11.4 sq m / 122 sq ft

Total = 94.4 sq m / 1015 sq ft



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170432

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



