

FREEHOLD

House - Semi-Detached

# 58 HARCOURT AVENUE, EDGWARE, HA8 8YN

Offers Over

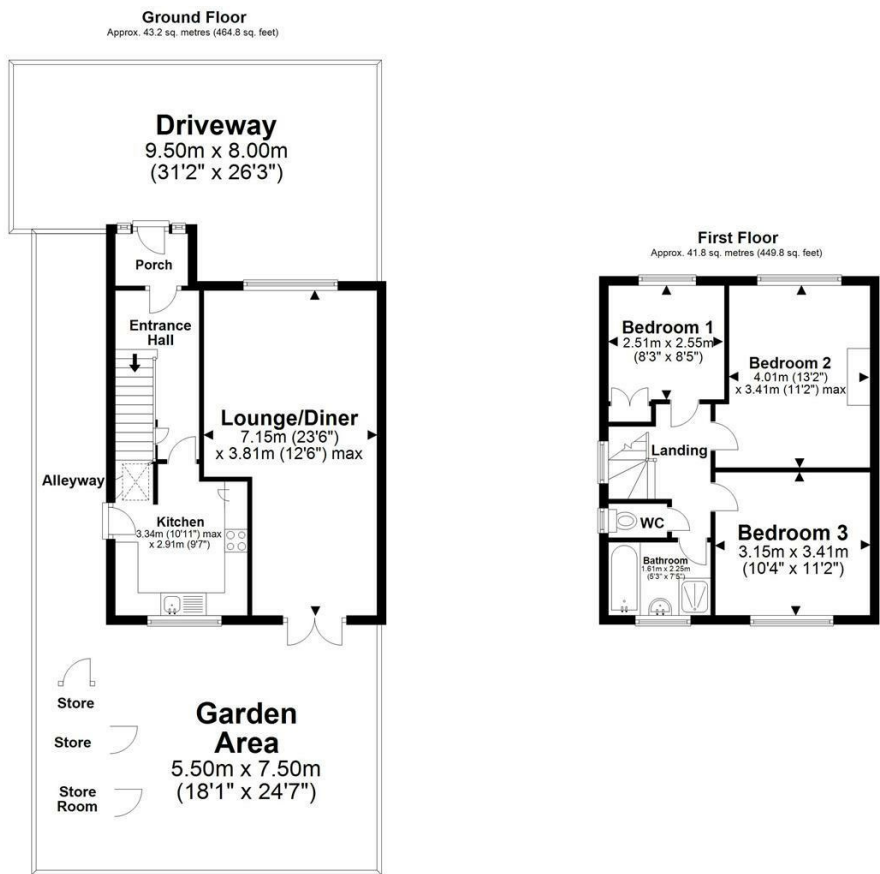
£560,000

FEATURES



# 3 Bedroom House - Semi-Detached located in Edgware

On offer Exclusively with Maxwell Estates is this outstanding 3 bedrooms end terraced property modernised to a very good standard. The property offers a fully modernised spacious kitchen, a through lounge living area with dinning, 3 good sized bedrooms, a large bath/shower room + separate W/C, good sized garden with well built garden sheds, a large driveway to accommodate 3/4 cars with an electric charging port. Potential for a rear extension and a loft conversion (stpp). Located in the The Edgware Eruv, and very close to some sought out schools. Within walking distance to local supermarket, shops and public transport.



All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.

Call us on  
0208 952 0808  
[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)  
[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

Council Tax Band  
**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

