



Francklyn Gardens, Edgware, HA8 8RZ

Asking Price £750,000



**Francklyn Gardens, Edgware,
HA8 8RZ**

A well-presented four-bedroom semi-detached house measuring 1517 sq ft located on Francklyn Gardens, Edgware, HA8 8RZ. This chain-free property offers a spacious open-plan living area, including a large reception room, dining room, and modern kitchen. The house features a downstairs bedroom, utility room, shower room, and a fully tiled family bathroom upstairs. The master bedroom includes fitted wardrobes. Additional amenities include a private garden with a raised decked area, off-street parking, and proximity to local schools and transport links. Council Tax Band E. Freehold.

- Semi Detached House
- Chain Free
- Large Reception Room
- Four Bedrooms
- Open Plan Dining Room/Kitchen
- Downstairs Shower Room
- Family Bathroom
- Utility Room
- Garden
- Off Street Parking

Council Tax Band: E

Freehold





INTERNALLY

This is a well presented four bedroom semi detached house. The front door leads into hallway with stairs to the first floor landing. Doors off the hallway lead into a downstairs bedroom and the spacious open plan lounge both with front aspect windows. To the rear of the lounge is the open plan dining room/kitchen. This area is flooded with natural light due to the large window over looking the garden, two velux windows and french doors providing access to the garden. The part tiled kitchen compromises of matching wall and base units, ample work top space, gas hob with extractor fan over, built under oven. There is also a door providing access to the utility room which then leads through to the shower room also access via the bedroom.

Stairs to the first floor landing with doors leading off into three double bedrooms. The master bedrooms benefits from fitted wardrobes, the second bedroom from a storage cupboard the the third bedroom with front and rear aspect windows. The fully tiled family bathroom comprises of tiled enclosed bath tub, hand basin and WC.

EXTERNALLY

Off street parking.

Rear garden with raised decked area and laid to lawn area.

LOCATION

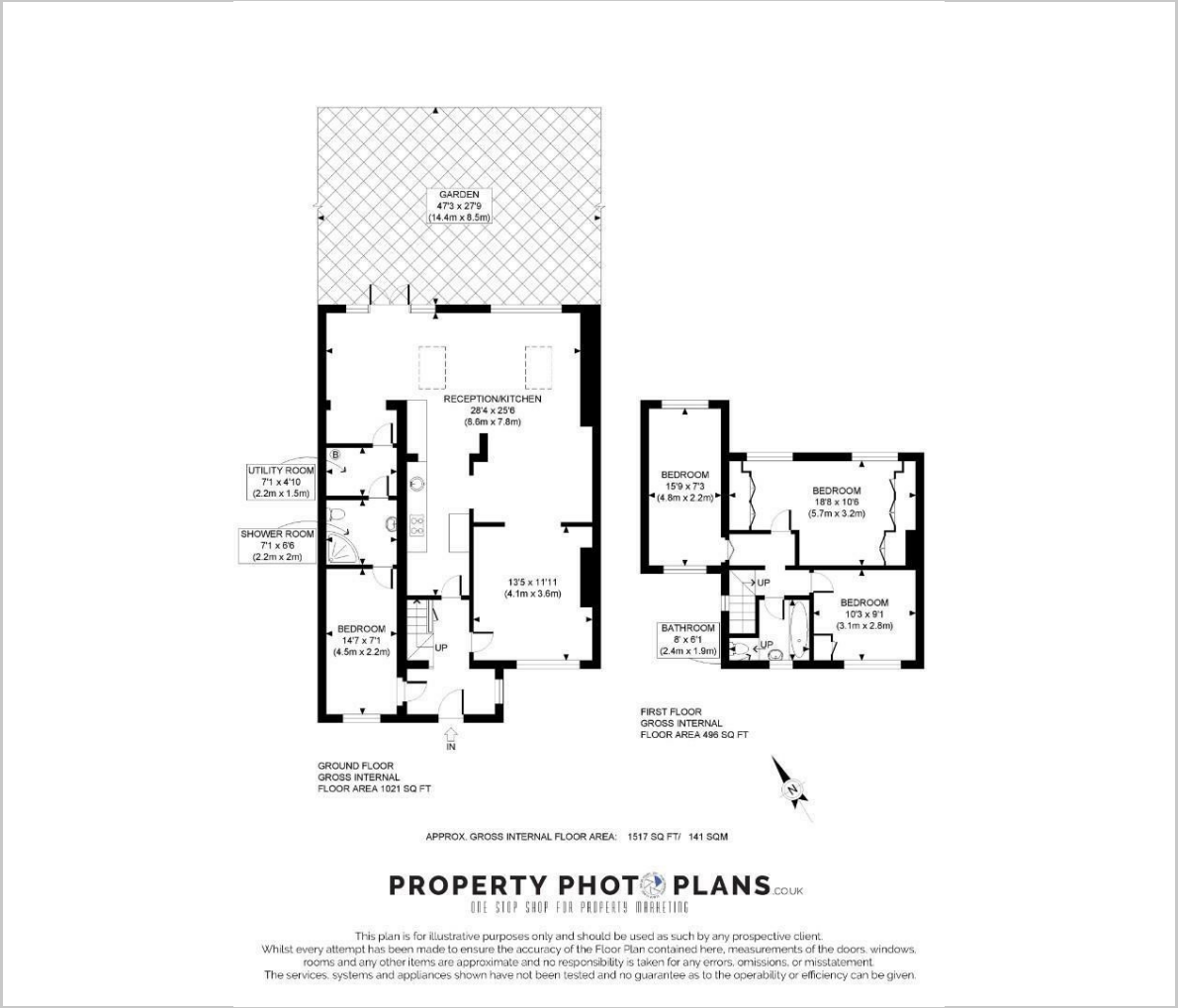
Situated in a prime location, this semi detached house offers easy access to transport links with Edgware Underground Station being 0.9 miles away. Local schools include Holland House School 0.3 miles away, Rosh Pinah Primary School and Broadfields Primary School both 0.5 miles away, Beit Shvidler Primary School 0.6 miles away and London Academy 0.9 miles away. Tesco is 0.5 miles way and Edgwarebury Lane with a number of local shops and amenities is 0.7 miles away.

ADDITIONAL INFORMATION

Council Tax Band E - £2,375.07



Floor Plan



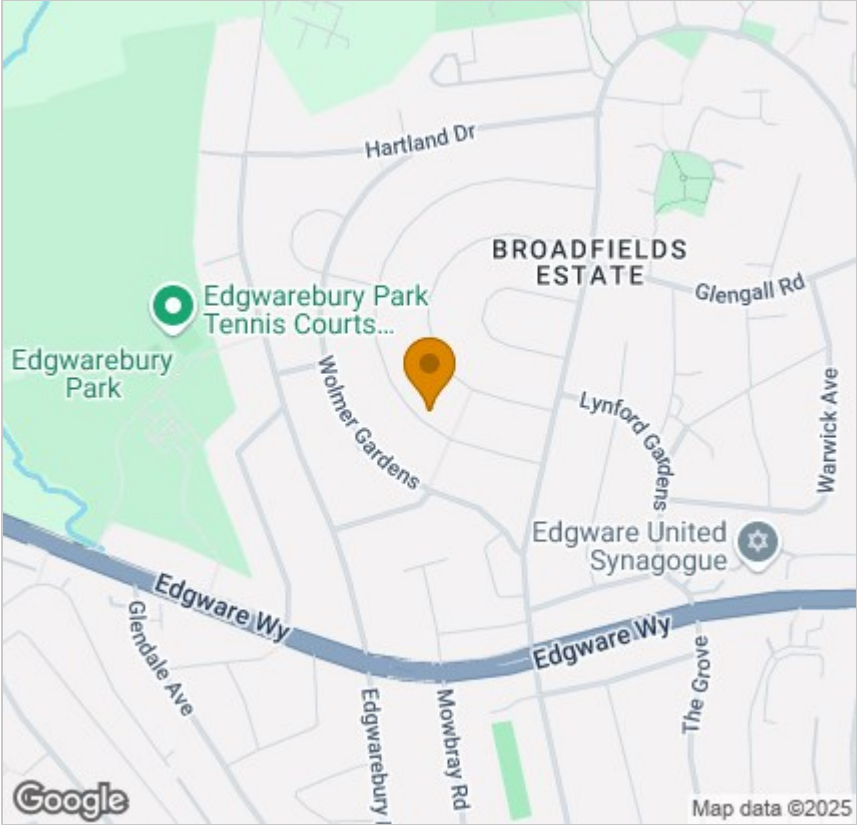
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

