



Broadfields Avenue, Edgware, HA8

£875,000

 4 Bedrooms  2 Bathrooms  3 Receptions



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ
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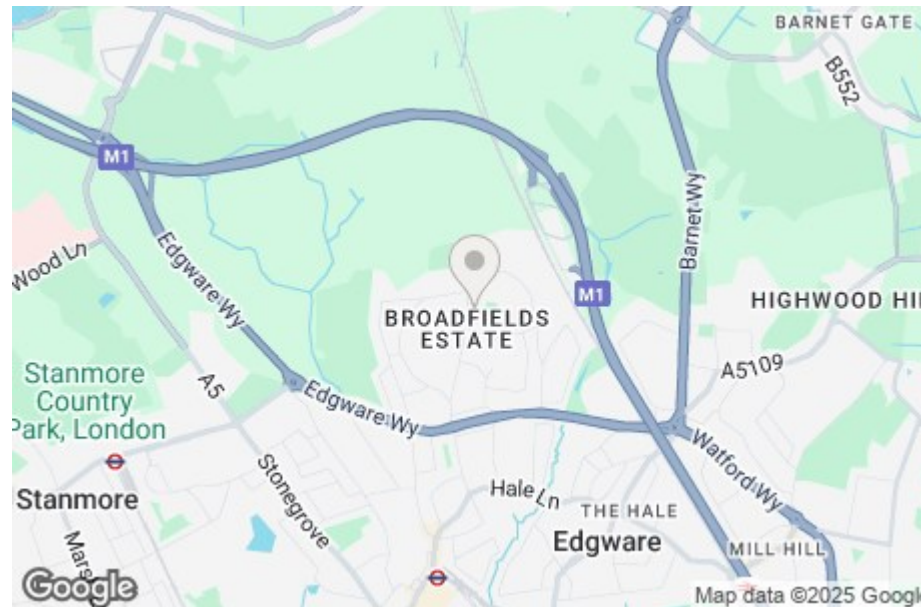
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Key Features

- Four Bedrooms
- Two Bathrooms
- Off Street Parking
- Halls Adjoining Semi Detached
- Mature Garden
- Located In Eruv

Other Information

Tenure: Freehold
Council Tax Band: F




Nearest Stations

Edgware Station 1.0 miles
Mill Hill Broadway Station 1.4 miles
Stanmore Station 1.6 miles

Property Description

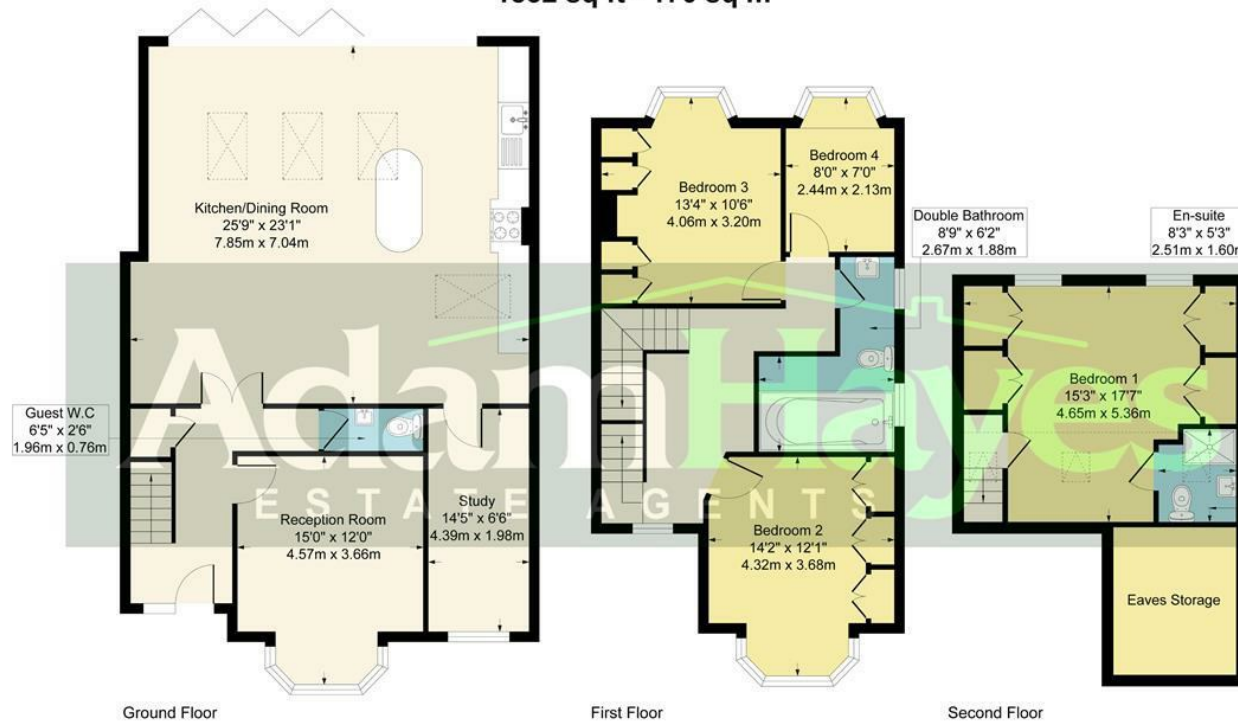
Conveniently located on the ever-popular Broadfields Avenue and set within the ERUV and the catchment area for a number of well-regarded schools, is this beautifully extended four bedroom, two bathroom halls adjoining semi-detached family home. Offering a wonderful balance of modern living and practical family space, the property boasts an impressive 26ft dining and living area with bi-folding doors leading onto a mature rear garden, ideal for entertaining and indoor-outdoor living. The ground floor also features a sleek open-plan kitchen with central island and stone worktops, a guest WC, and a versatile additional room currently used as a study/hair salon. Upstairs, the spacious accommodation continues with four well-proportioned bedrooms, including a generous primary suite complete with air conditioning and a contemporary en-suite shower room. Further benefits include off-street parking for up to three cars and close proximity to local shops, parks, and transport links. To fully appreciate the size, quality, and location of this superb home, an internal viewing is highly recommended via vendors' sole agents, Adam Hayes Estate Agents. *NB. Under the Estate Agency Act we hereby confirm that the vendor of the property is connected to Adam Hayes Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**Approximate Gross Internal Area
1832 sq ft - 170 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.