

FREEHOLD



House - Terraced

**331 WATLING
AVENUE, EDGWARE,
HA8 0NF**

Asking Price

£475,000

FEATURES



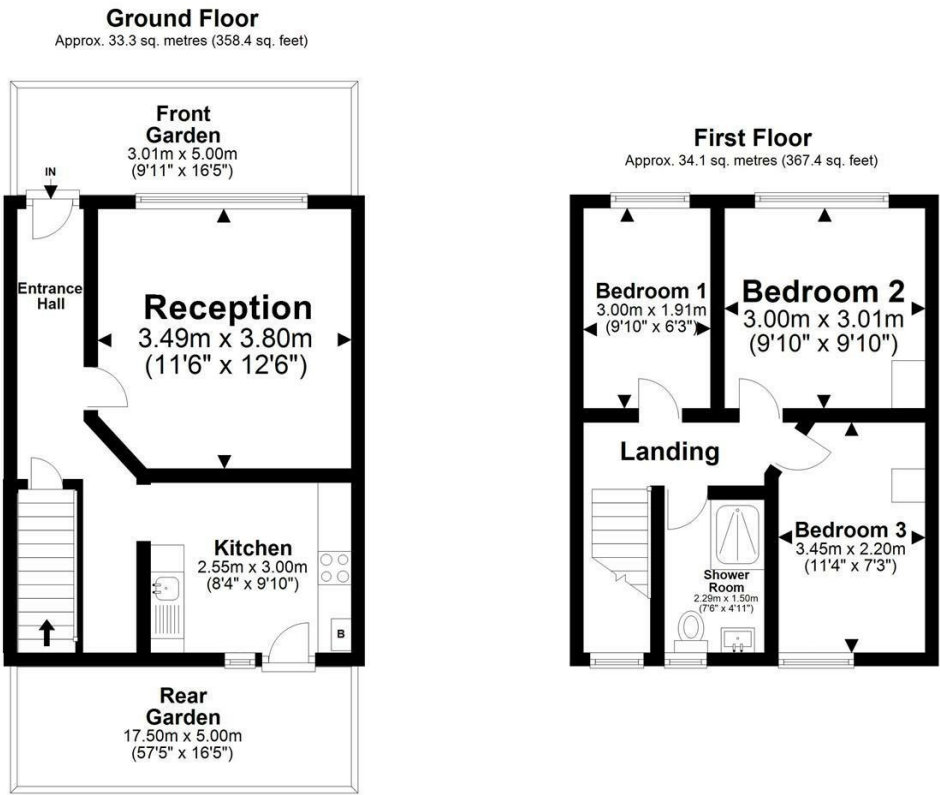
3 Bedroom House - Terraced located in Edgware

Welcome to this charming property located on Watling Avenue. This delightful home boasts 3 cosy bedrooms and a well-appointed bathroom, perfect for a small family or professionals looking for a comfortable living space.

Situated in a prime location, this property offers easy access to local amenities, outstanding schools, and transport links (Mill Hill Overground and Bus Station/Burnt Oak Tube Station), making it ideal for those seeking convenience and a vibrant community atmosphere. Whether you enjoy shopping, dining out, or simply taking a leisurely stroll in the neighbourhood, this property provides the perfect base for all your needs.

The interior of the property is tastefully designed having recently been refurbished, with a warm and inviting ambiance that will make you feel right at home. Parking is readily available on the street for all residents only.

Don't miss out on the opportunity to make this lovely property your new home. With its desirable location, comfortable living spaces, and charming appeal, this is a fantastic opportunity for anyone looking to settle down in the heart of Edgware. Contact us today to arrange a viewing and experience the beauty of this wonderful property for yourself.



Total area: approx. 67.4 sq. metres (725.8 sq. feet)

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.

Watling Avenue, Edgware, HA8 0NF

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Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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	

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.

