

FREEHOLD



House - Semi-Detached

41 VANCOUVER  
ROAD, EDGWARE,  
HA8 5DH

Guide Price

£600,000

FEATURES



# 4 Bedroom House - Semi-Detached located in

Welcome to this spacious semi-detached extended house with a 1 bedroom granny annex located on Vancouver Road in the sought-after area of Edgware. This property boasts ample space with three reception rooms, with four bedrooms and three bathrooms, there is plenty of room for the whole family to enjoy.

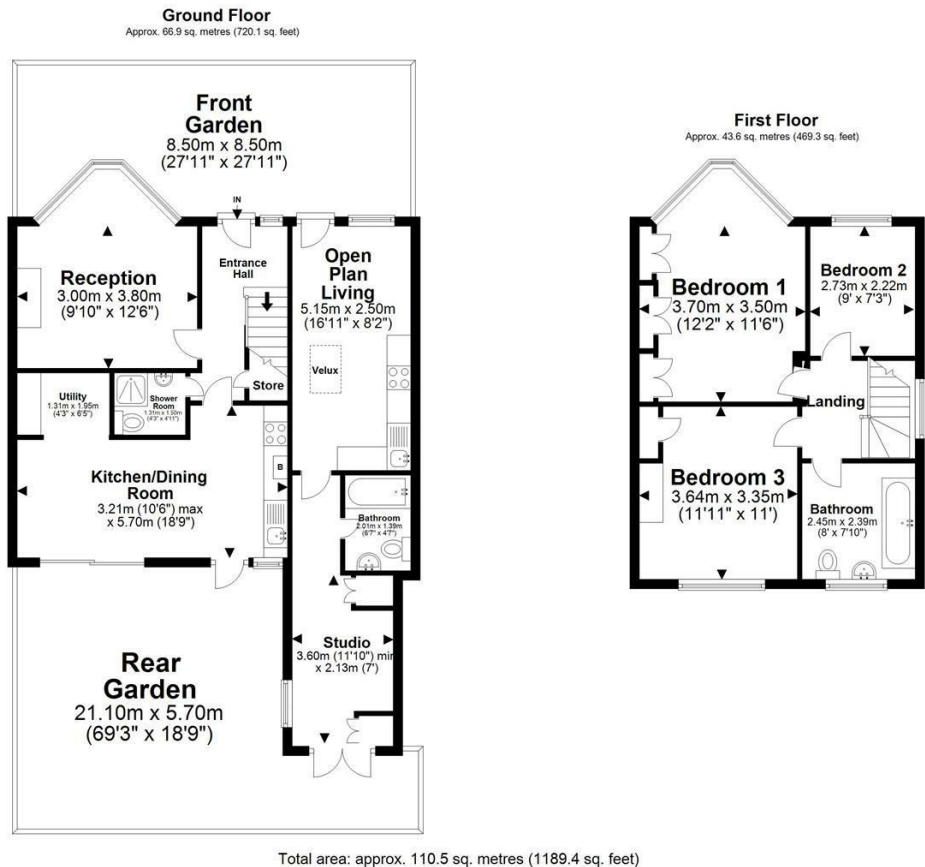
Spanning across 1,189 sq ft, this house offers a comfortable and inviting atmosphere for you to call home.

Situated in Edgware, you'll have easy access to local amenities, schools, and transport links, making it a convenient location for both work and leisure. Located approx. 10mins walk from Burnt Oak tube station so easy access into London.

Don't miss out on the opportunity to make this house your own or for an investment opportunity for some great ROI. Contact us today to arrange a viewing.

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  
**E**



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 of any contract or warranty.

Plan produced using PlanUp.

Vancouver Road, Edgware, HA8 5DH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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.

