



COLCHESTER ROAD
EDGWARE
HA8 0QY

£2,050

FEATURES



2 Bedroom Not specified located in Edgware

Maxwell Estates are delighted to offer this mid-terrace house in Edgware. Located on Colchester Road, this house offers an open plan kitchen and reception, 2 bedrooms,1 bathroom and a spacious garden.

The property benefits from excellent transport links, with easy access to the A41 and M1, along with Northern line services from nearby Burnt Oak Station. Local amenities are plentiful, with the Broadwalk Centre offering over 40 shops including Sainsbury's, Boots and Costa Coffee. The area is well-served for schools, including Edgware Primary School and the highly regarded independent North London Collegiate School (NLCS) for girls.

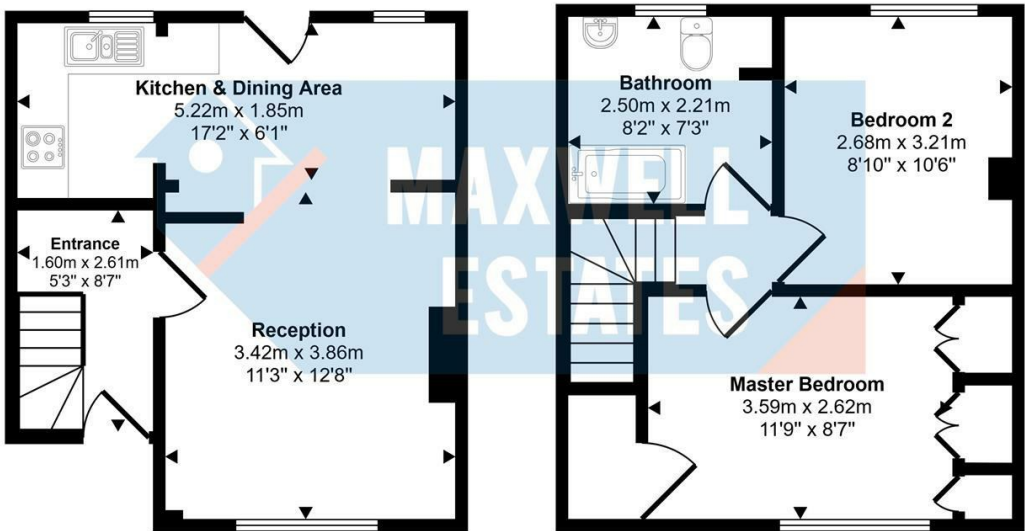
The property is also ideally positioned close to large green spaces and parks. Nearby open spaces offer scenic walking routes, children's play areas and sports facilities, making the area particularly appealing for families and those who enjoy an active lifestyle, while still benefiting from a well-connected urban location.

Summary:

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Council Tax Band
D

Approx Gross Internal Area
60 sq m / 646 sq ft



Ground Floor
Approx 29 sq m / 310 sq ft

First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

