

FREEHOLD



House - Terraced

80 COLCHESTER  
ROAD, EDGWARE,  
HA8 0RB

£400,000

FEATURES



# 2 Bedroom House - Terraced located in Edgware

Maxwell Estates are pleased to welcome this spacious two-bedroom home situated in Edgware. This property offers a bright reception room, a kitchen, three generously sized bedrooms and a family bathroom, making it ideal for families or professional. Further benefits include a private rear garden and off-street parking via a driveway.

The property is within easy reach of a wide range of local amenities, including shops, supermarkets and cafes along Burnt Oak Broadway and at The Broadwalk Shopping Centre, providing everyday essentials and more.

The area is well served by transport links, with Burnt Oak Underground Station (Northern Line) just a short walk away, providing direct access into Central London. There are also multiple bus routes nearby and easy access to major road links including the A41, A5 and M1, making commuting straightforward.

For families, the property is conveniently located close to a selection of well-regarded primary and secondary schools, as well as green open spaces, perfect for leisure and outdoor activities.

Overall, this property offers comfortable living and practical living space with excellent local amenities and transport links.

Call us on

0208 952 0808

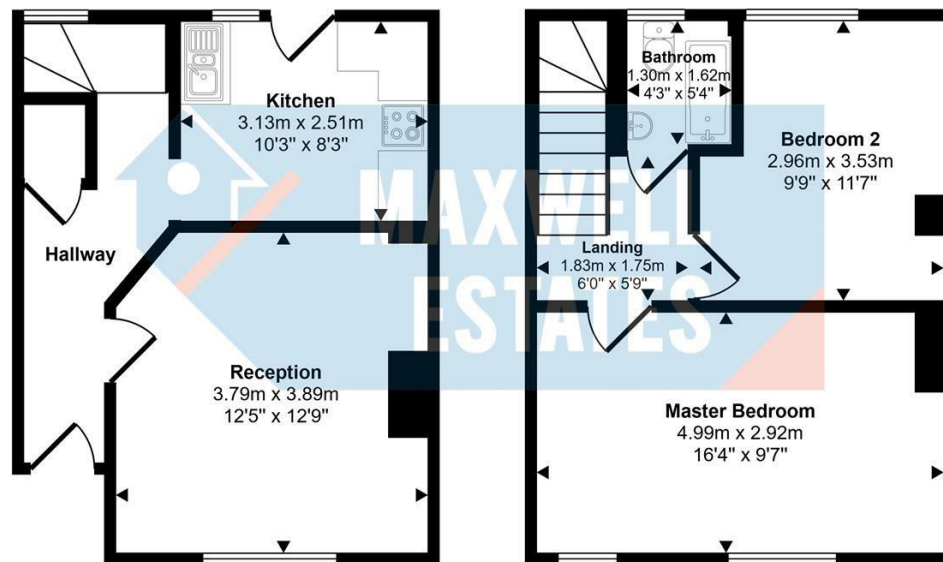
[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)

[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

Council Tax Band

C

Approx Gross Internal Area  
64 sq m / 685 sq ft



Ground Floor  
Approx 31 sq m / 335 sq ft

First Floor  
Approx 33 sq m / 350 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

