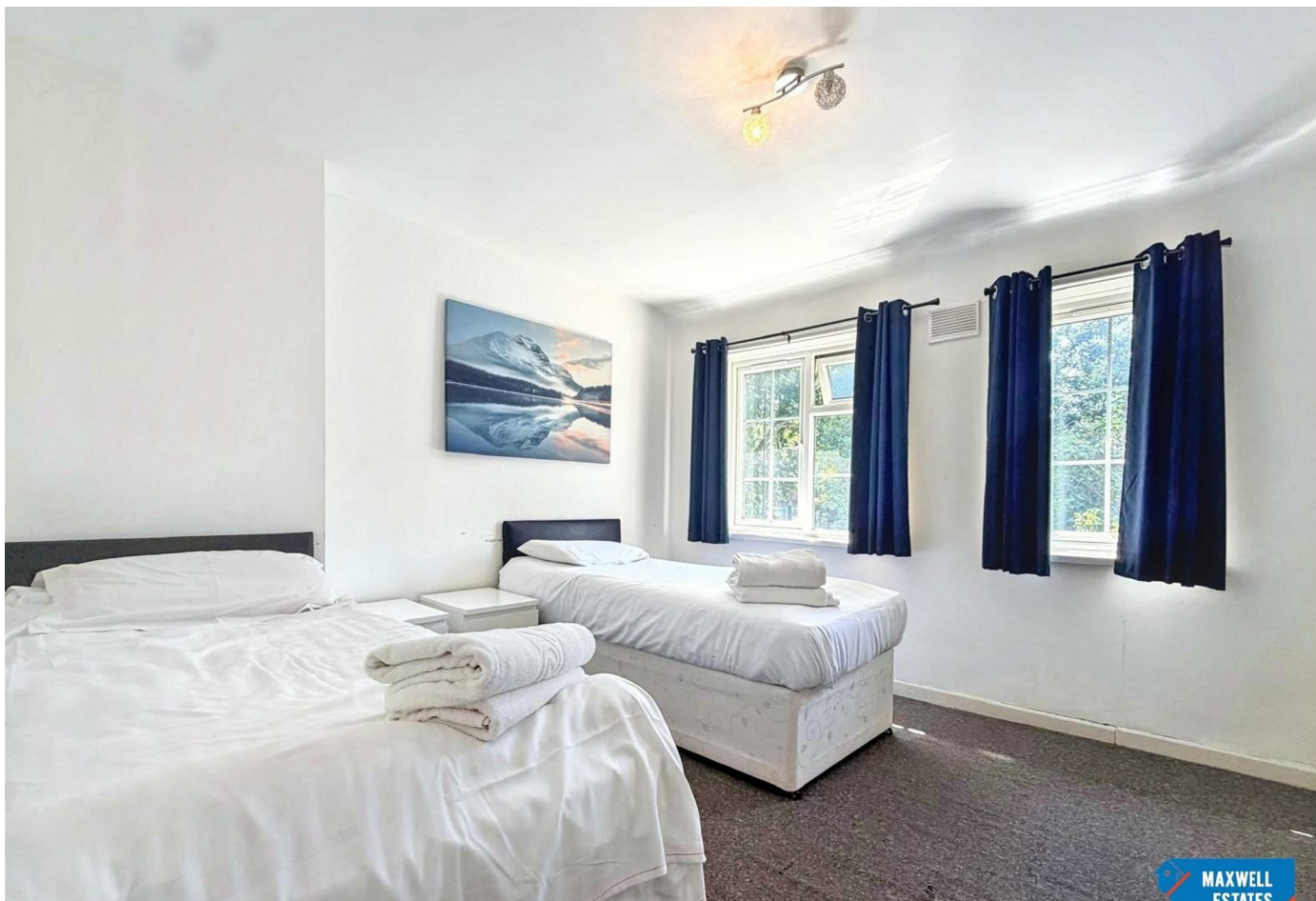




House - Semi-Detached

**BARNFIELD ROAD  
EDGWARE  
LONDON  
HA8 0AZ**

PCM

**£2,000 PCM**

FEATURES

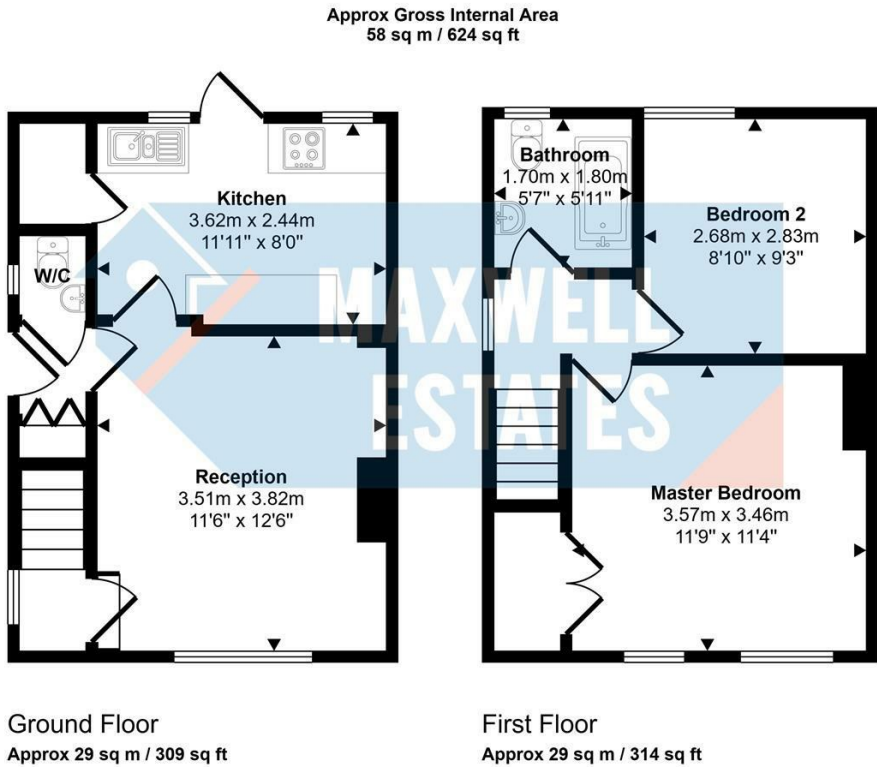


# 2 Bedroom House - Semi-Detached located in London

Maxwell Estates proudly presents this fully furnished 2-bedroom semi-detached house in Edgware. Ideal for small families, couples, or professionals.

- Local Highlights:
- Transport - Less than a 5 minute walk to Burnt Oak Station (Northern Line) and close to Mill Hill Broadway (Thameslink).
  - Shopping - Local to The Broadwalk Centre Edgware, supermarkets, and local shops
  - Schools - Close to Goldbeaters Primary and Saracens High School
  - Healthcare - Near Edgware Community Hospital and Oak Lodge Medical Centre

- Key Features:
- Reception room
  - Two double bedrooms



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.

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

Council Tax Band  
**C**

| 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.

