



# Broadfields Avenue

## Edgware

### Offers In Excess Of £700,000

Extended 5/6 bedroom, 2 receptions family home on a much sought after road on the Broadfields Estate. The home benefits from a large through lounge which further leads onto a dining room and newly fitted kitchen adjoined to a utility room. With five bedrooms and a family bathroom and separate shower on the first floor.

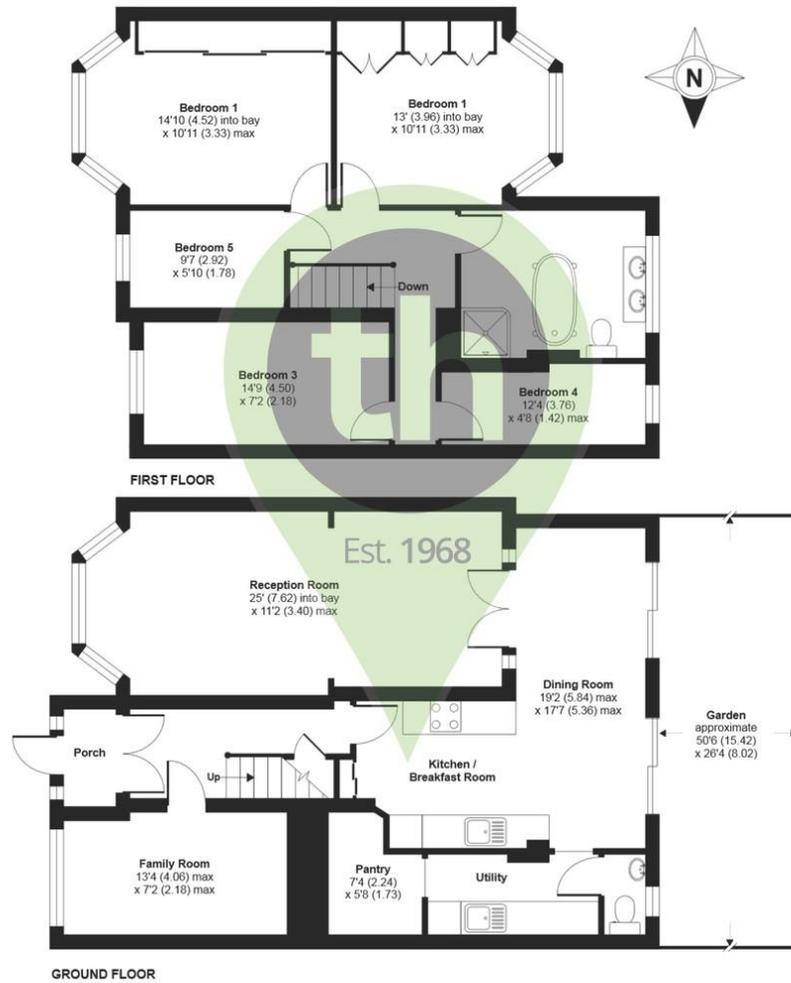
Viewings are highly recommended.



 020 8958 2222

# Broadfields Avenue, Edgware, HA8

Total = 1576 sq ft / 146.4 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Taylor Hawkins. REF: 699495



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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