



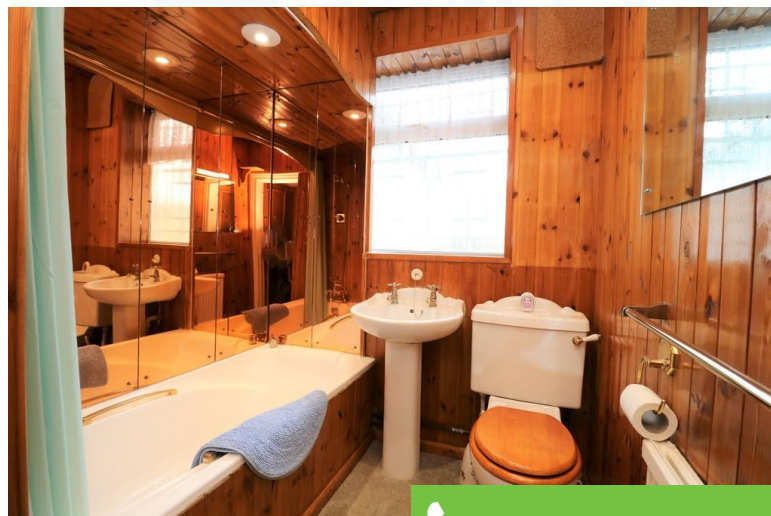
## Glengall Road, Edware

### Offers In Excess Of £650,000

Three double bedroom, two bathroom; detached chalet style bungalow located on the corner of Glengall Road and Kenilworth Road, on the ever popular Broadfields estate.

The property offers spacious living accommodation throughout but could do with a little updating in the kitchen and bathrooms.

It is minutes from Glengall Road's many amenities, schools and places of worship within the Eruv. This property benefits a garage with gated shared driveway and a well-kept garden, mostly laid to lawn but also with ample patio space.



 020 8958 2222



# Glengall Road, Edgware, HA8

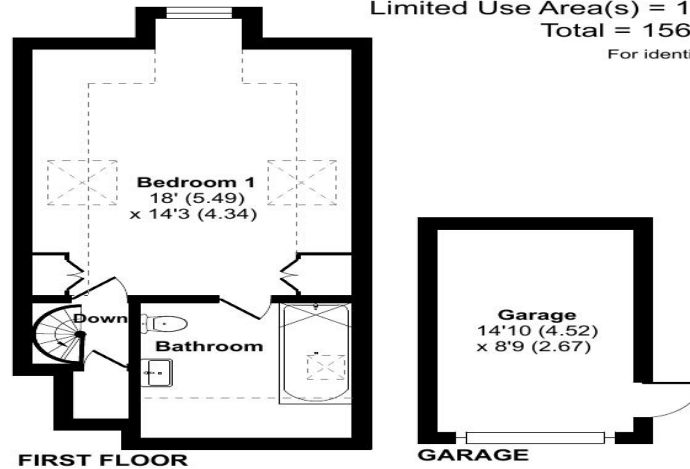
Approximate Area = 1429 sq ft / 133 sq m (includes garage)

Limited Use Area(s) = 131 sq ft / 12 sq m

Total = 1560 sq ft / 145 sq m

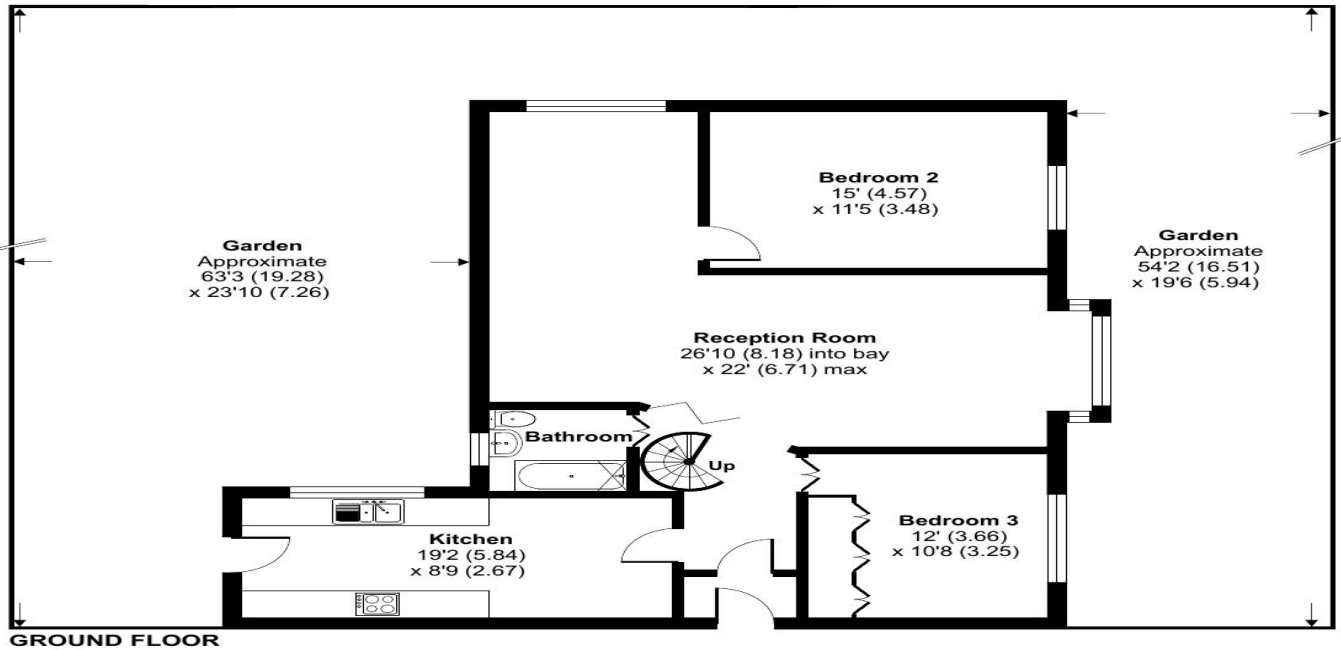
For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR

GARAGE



GROUND FLOOR

Garden  
Approximate  
63'3 (19.28)  
x 23'10 (7.26)

Bedroom 2  
15' (4.57)  
x 11'5 (3.48)

Reception Room  
26'10 (8.18) into bay  
x 22' (6.71) max

Bathroom

Kitchen  
19'2 (5.84)  
x 8'9 (2.67)

Bedroom 3  
12' (3.66)  
x 10'8 (3.25)

Garden  
Approximate  
54'2 (16.51)  
x 19'6 (5.94)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Taylor Hawkins. REF: 808955

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	73   C
39-54	E		
21-38	F		
1-20	G		