



Abbots Road,  
Edgware, HA8 0RU

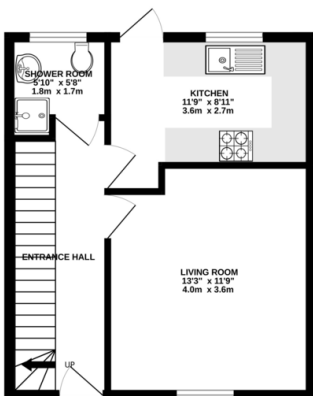
Asking Price Of £450,000

# Property Summary

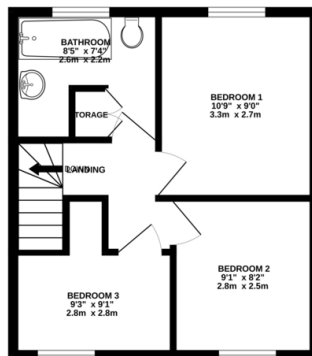
Magicbrick are pleased to present to the market this three-bedroom terraced house situated in this popular residential area. The property comprises of a lounge, kitchen, three bedrooms and two bathrooms. The property benefits from double glazing, gas central heating, off street parking, rear garden with covered veranda and storage shed. Chain Free.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Terraced House
- Three Bedrooms
- Two Bathrooms
- Garden
- Off Street Parking
- Double Glazing
- Gas Central Heating
- Storage Shed
- Chain Free

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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 and 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