



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Whitchurch Lane

Edgware HA8 6QL

- Three bedroom maisonette
- Two Bathroom
- Private section of rear garden
- Modern finish

£600,000

EPC Rating '72'





Property Description

A beautifully presented DUPLEX FIRST FLOOR THREE BEDROOM MAISONETTE with two bathrooms and OWN SECTION OF PRIVATE GARDEN conveniently located for access to both Canons Park Station (Jubilee Line) and Edgware Station (Northern Line) as well as being a short distance to local amenities. The property has been finished to a very good standard throughout and further benefits from off street parking, share of freehold, double glazed windows and gas central heating.

The property has access via it's own front door, a very spacious reception room with bay fronted windows, the recently fitted kitchen has been completed to a very high standard with granite worktops and integral Bosch appliances including dishwasher, washer/dryer, Fridge/Freezer, double oven and gas hob, there is also a breakfast bar off of the island, a family bathroom that has been tiled with marble effect tiles floor to ceiling and a large third single bedroom with space for a single bed and desk.

Upstairs there is a bright master bedroom with a Juliet balcony overlooking the south facing garden, a second double



bedroom with Velux windows letting in plenty of light and a modern shower room with a walk in shower cubicle, W.C and Basin tiled in the same marble effect floor to ceiling tiles.

The garden is accessible via a private gated pathway and has space for a large storage unit. The property has off street parking for one car and benefits from a share of freehold.

SCHOOLS WITHIN 1 MILE:

Woodlands School – Ofsted: Outstanding

Camrose Primary – Ofsted: Good

Krishna Avanti Primary – Ofsted: Good

Canons High School – Ofsted: Good

North London Collegiate – Independent

Stag Lane Primary School -Ofsted: Good

Edgware Primary School – Ofsted: Good

Northgate School – Ofsted: Outstanding



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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