



PETERMANS  
LOCAL PROPERTY EXPERTS



Brook Avenue,  
Edgware  
£629,500  
Freehold

- 3 Bedroom Semi Detached Family Home
- Through Lounge & Dining Room
- Fitted Kitchen
- D/S WC
- Family Bathroom
- Potential To Extend STPP
- 1,016 Sq Ft

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ  
t: 020 8958 5040 e: [edgware@petermans.co.uk](mailto:edgware@petermans.co.uk) w: [www.petermans.co.uk](http://www.petermans.co.uk)



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Located on a well-connected and desirable road, this three-bedroom semi-detached home is just a short walk from Edgware Station (Northern Line) and a wide selection of local amenities, ideal for effortless commuting and day-to-day convenience

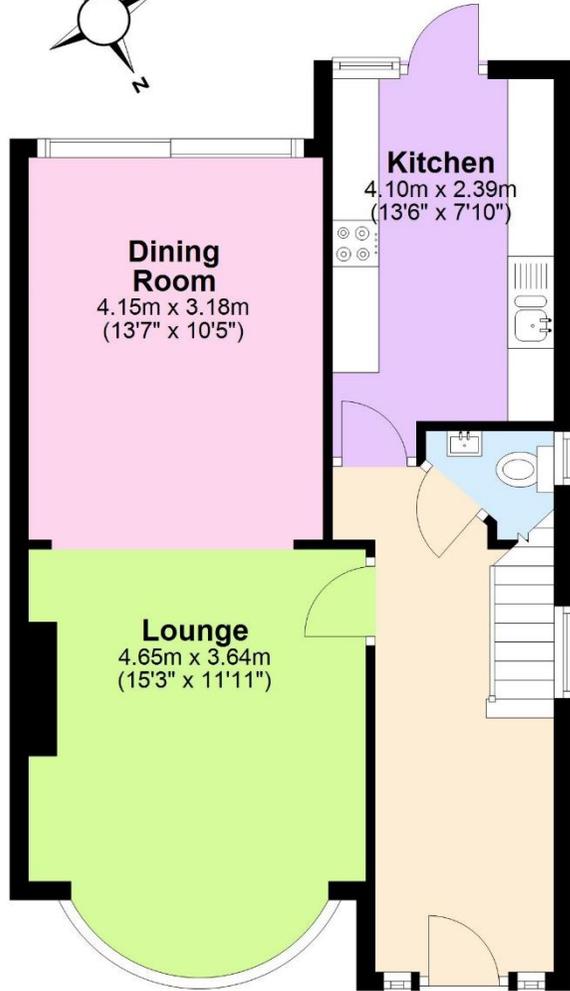


The accommodation includes a light-filled entrance hall, a through lounge/diner, a fitted kitchen, and a ground floor WC. The first floor consists of two double bedrooms, one single bedroom, and a family bathroom. There is scope to extend both to the rear and into the loft space, subject to planning permission.



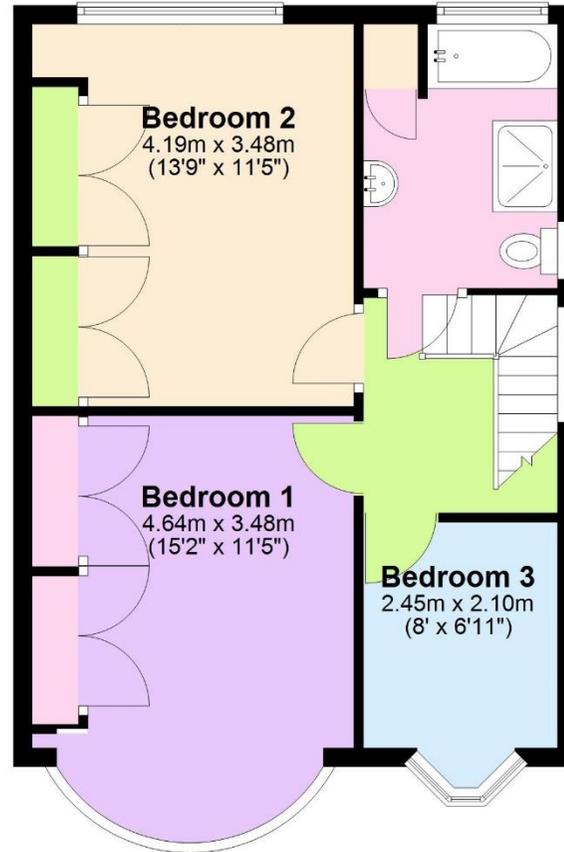
## Ground Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

**VIEWING STRICTLY BY APPOINTMENT ONLY.**

**PETERMANS TEL: 020 8958 5040** Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

Price: £629,500  
Tenure: Freehold  
Beds: 3  
Baths: 1  
Reception Rooms: 2  
Total Sq Ft: 1,016  
Council Tax Band: Band E in Barnet  
EPC Rating: D

Distance to:  
Edgware Station 0.2 Miles  
Mill Hill Station 1.3 Miles

