

Jamie Dean & Co

Estate Agents and Valuers

HORSECROFT ROAD, **EDGWARE, MIDDLESEX**



PRICE £549,950 FREEHOLD

- * A STUNNING THREE BEDROOM TERRACED HOUSE ***
- * OPEN PLAN LOUNGE * KITCHEN/BREAKFAST ROOM ***
- * DOWNSTAIRS WC/SHOWER ROOM * EN-SUITE WC ***
- * ENGINEERED WOOD AND MARBLE TILED FLOORING ***
- * INDEPENDENTLY CONTROLLED UNDERFLOOR HEATING ***
- * DRIVEWAY WITH PARKING FOR UP TO 2 CARS ***

Jamie Dean & Co are delighted to bring to market this exceptional three-bedroom terraced house, offered exclusively through us as sole agents.

Presented in excellent condition, with high quality fittings and attention to detail throughout, this impressive home offers approximately 828 sq ft of well-planned living space, making it a perfect choice for both families and professionals.

Ideally located just 0.5 miles from Burnt Oak (Northern Line) Station and 0.7 miles from Mill Hill Broadway (Thameslink), the property provides superb transport links for commuters. Residents will also benefit from a wide range of local amenities, including: M&S Foodhall – 0.8 miles, Asda Superstore – 1.1 miles and The Broadwalk Shopping Centre, Edgware – 1.3 miles.

A wonderful opportunity to acquire a move-in ready home in a well-connected and convenient location.

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'Hormann Thermo Pro' door to Entrance Porch:

Lounge: **17'10 x 13'2 (5.43m x 4.02m).** Engineered wood flooring with underfloor heating, feature pelmet lighting, double glazed windows to front, understairs walk-in storage cupboard with engineered wood flooring, understairs meter cupboard with consumer unit, double doors to...

Kitchen/

Breakfast Room: **11'0 x 15'11 (3.36m x 4.84m)** Double glazed windows and door to rear garden, comprehensive range of fitted wall and base units with work surfaces over, integrated 'AEG' dishwasher, inset gas hob, 'Zanussi' extractor hood, concealed 'Vaillant' combination gas boiler, integrated 'CDA' microwave, 'Neff' electric oven, space for 'American style' side-by-side fridge/freezer, tiled floor with underfloor heating.

Shower Room/

WC: **4'10 x 15'5 (1.47m x 4.71m).** Marble tiled floor, vanity wash hand basin with soft close drawers, low-level flush WC, fitted wall cupboards with sliding door and space/plumbing for washing machine and tumble dryer, 'Xpelair' extractor fan, large walk-in shower with glass shower screen, thermostatic shower, wall mounted chrome heated towel rail.

First Floor

Landing: Access to insulated and boarded loft with power points, light and retractable ladder.

Bedroom One: **17'9 x 8'10 (5.40m x 2.70m) Measured into en-suite.** Double glazed windows to front, fitted wardrobes with hanging space and drawers, central heating radiator, feature ceiling light/fan. concealed entrance to...

En-suite WC: Concealed flush WC, wash hand basin with mixer tap, wall mounted cabinet with double mirror doors, double glazed window.

Bedroom Two: **8'11 x 10'8 (2.71m x 3.26m).** Fitted wardrobes with sliding mirrored doors, central heating radiator, feature ceiling light/fan, double glazed windows to rear.

Bedroom Three: **8'7 x 7'7 (2.61m x 2.30m).** Fitted wardrobes with drawer and hanging space, feature ceiling light/fan, double glazed windows to rear, central heating radiator.

Rear Garden: **28'9 x 18' (8.76m x 5.49m) Approx.** Laid to lawn, area of decking, shed, garden tap, outdoor electric point, remote controlled motorised awning with sun, wind and rain sensor

Outside Front: Hardstanding providing off-street parking for 2 vehicles, cable in place for EV charging point, hot water tap.

Council Tax: Band D (Borough of Barnet)

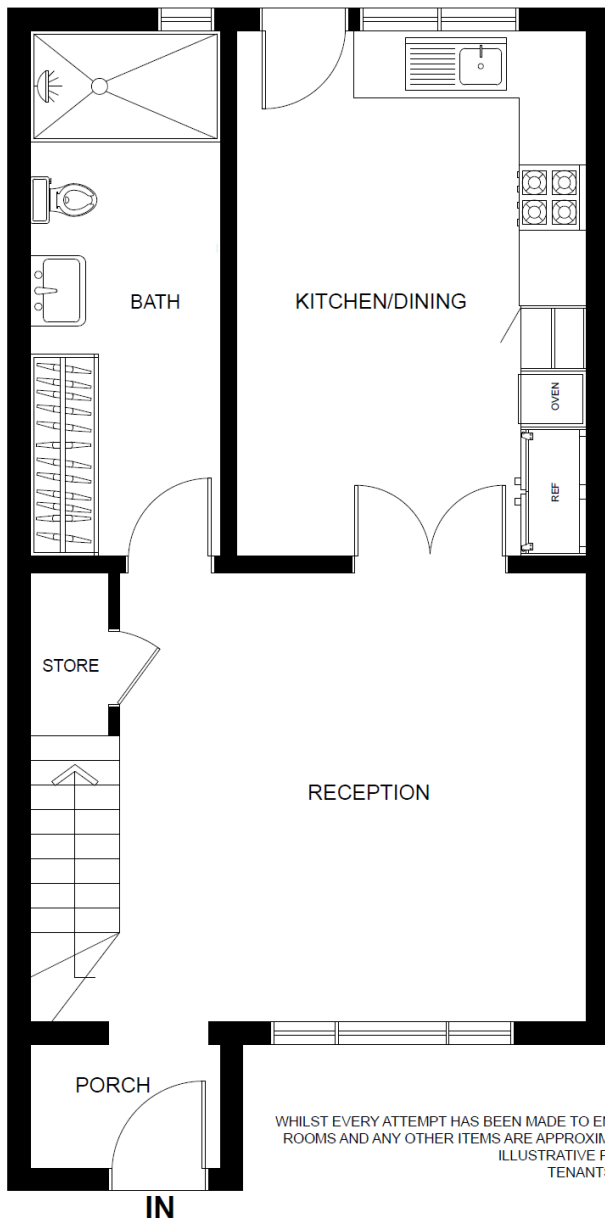
Horsecroft Road, Edgware, Middlesex continued....



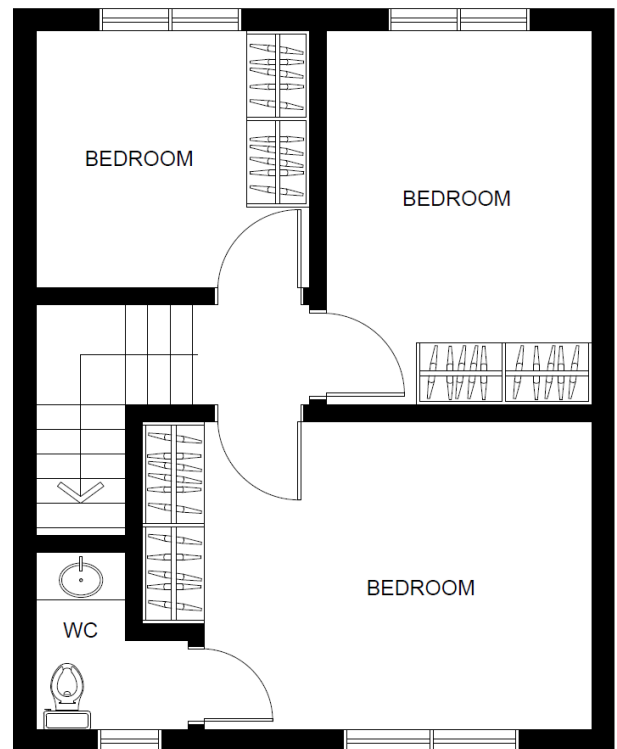


APPROXIMATE GROSS INTERNAL AREA 828 SQ.FT. - 77 SQ.M.

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENT OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS IS FOR ILLUSTRATIVE PURPOSE ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE TENANTS OR PURCHASERS. FLOOR PLANS ARE NOT DONE TO "SCALE".

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING IS STRICTLY BY APPOINTMENT

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Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. All distances to amenities are approximate. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.