

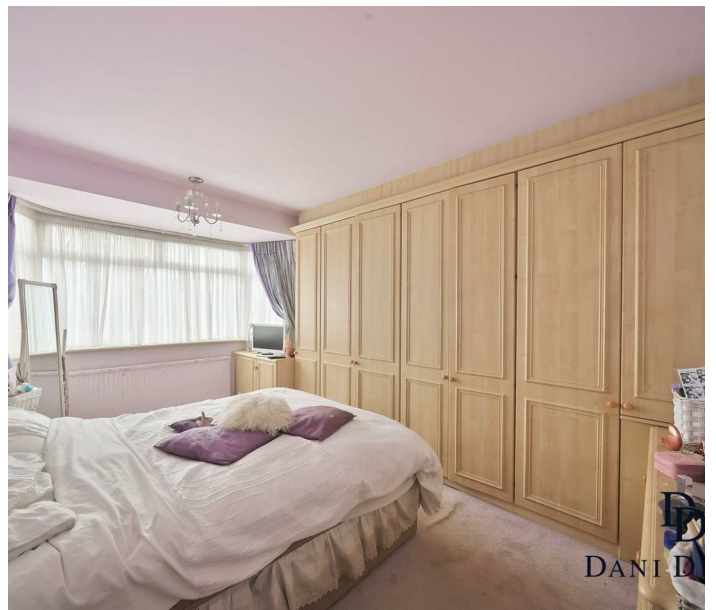
Bullescroft Road Edgware, HA8



- Four Bedrooms
- Large Garden
- Potential To Extend STPP
- Off Street Parking
- Close To Transport
- Local Schools

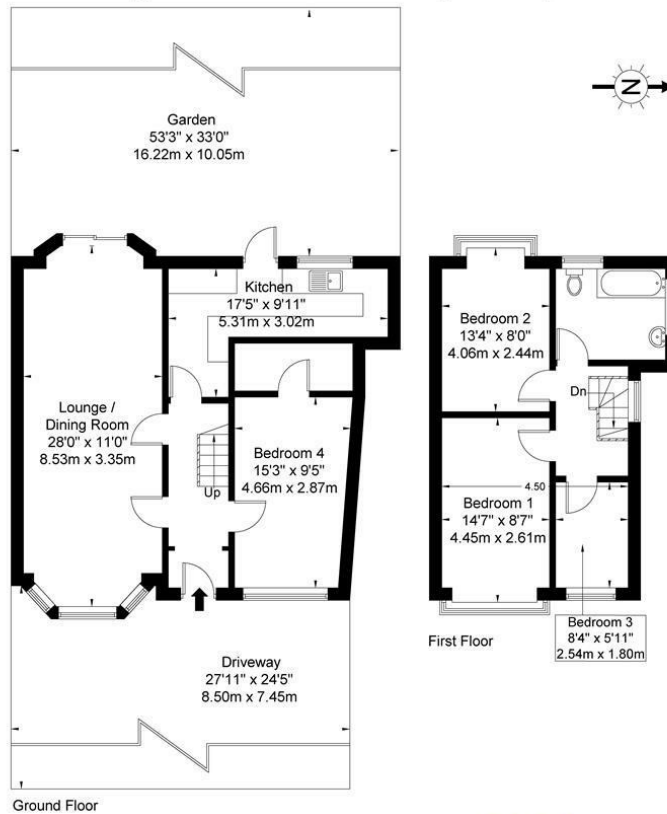
A bright four bedroom semi detached house located in this quiet road on the Broadfields estate. The ground floor comprises a double reception room, spacious kitchen with direct access to a good size garden and a downstairs bedroom with en suite shower room. The first floor offers a further three bedrooms and family bathroom. Further benefits include, off street parking and potential to extend STPP. The property is situated close to local amenities of Glengall Road and transport links. Call Dani Denby to arrange a viewing.

Asking price £685,000



Bullescroft Road, Edgware, HA8 8RN

Approx Gross Internal Area = 101.5 sq m / 1092 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		