



## Bushfield Crescent

Edgware, HA8 8XQ

A hugely spacious, nearly 1700sqft, double fronted four bedroom two bathroom family home set along Bushfield Crescent, a continuation of Broadfields Avenue. This imposing home has been successfully extended to provide ground floor accommodation that comprises a double reception room, an extensively fitted kitchen dining area with separate utility room, one additional formal reception room and a guest cloakroom. The first floor comprises of four spacious bedrooms and two newly and luxuriously appointed bathroom suites. There are twin doors leading to the bright garden and ample off street parking. A great opportunity to purchase a well kept and extremely spacious home.

**£615,000 Freehold**

# Bushfield Crescent

, Edgware, HA8 8XQ



- Four Bedrooms
- Fitted Kitchen/Diner
- Bright Garden
- Three Reception Rooms
- Utility Room
- Off Street Parking
- Two Luxurious Bathrooms
- Guest Cloakroom

## Entrance Porch

## Guest Cloakroom

## Hallway

## Reception Room

## Kitchen Diner

16'7 x 10'10 (5.05m x 3.30m)

## Utility/Larder

## Double Reception Room

30'5 x 17' (9.27m x 5.18m)

## Stairs & Landing

## Bedroom One

17'2 x 10'6 (5.23m x 3.20m)

## En-suite

## Bedroom Two

17'2 x 9'2 (5.23m x 2.79m)

## Bedroom Three

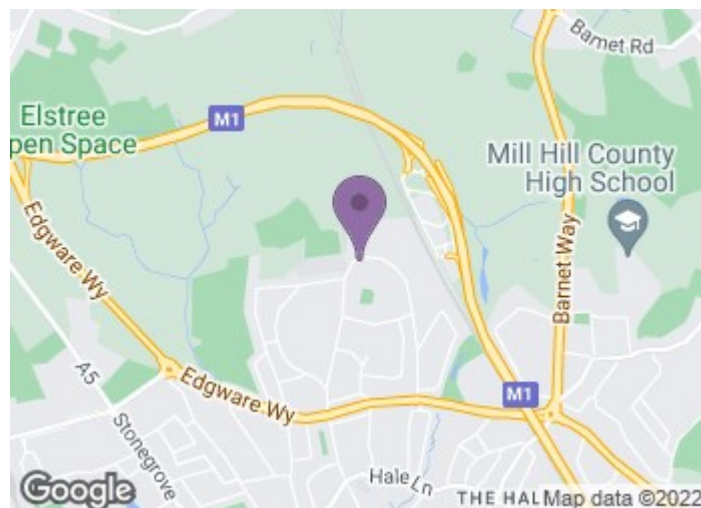
11'1 x 9' (3.38m x 2.74m)

## Bedroom Four

11' 7'11 (3.35m 2.41m)

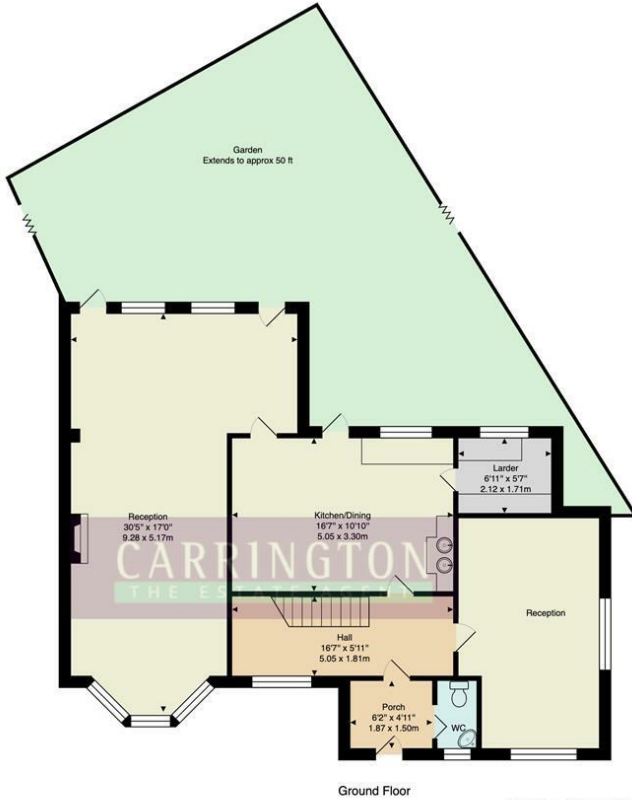
## Bathroom

## Rear Garden





Bushfield Crescent HA8



Approx. Gross Internal Area: 1681 ft<sup>2</sup> ... 156.1 m<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	82		
	63		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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