



## Tiverton Road Edgware Offers over £700,000

A semi-detached house available chain free with Davidson Frost-Wellings on the popular Tiverton Road.

On the ground floor the house has a semi-open plan kitchen/family room with doors leading to the private rear garden. In addition there is a separate bay-windowed reception room, an additional large room currently used as a downstairs bedroom, plus a wet-room. On the first floor the house has two double bedrooms, a third single bedroom and a family bathroom.

The house is in need of modernisation but well located on the road with a secure, gated driveway to the side offering convenient access to the rear of the property as well as potential to add a garage or home office in the garden. To the front, there is off-street parking available for multiple cars.

Tiverton Road is within half a mile of Queensbury tube station as well as shops, restaurants, cafes and multiple local schools including Canons High School and Stag Lane Junior School.

Harrow Council Tax Band E.

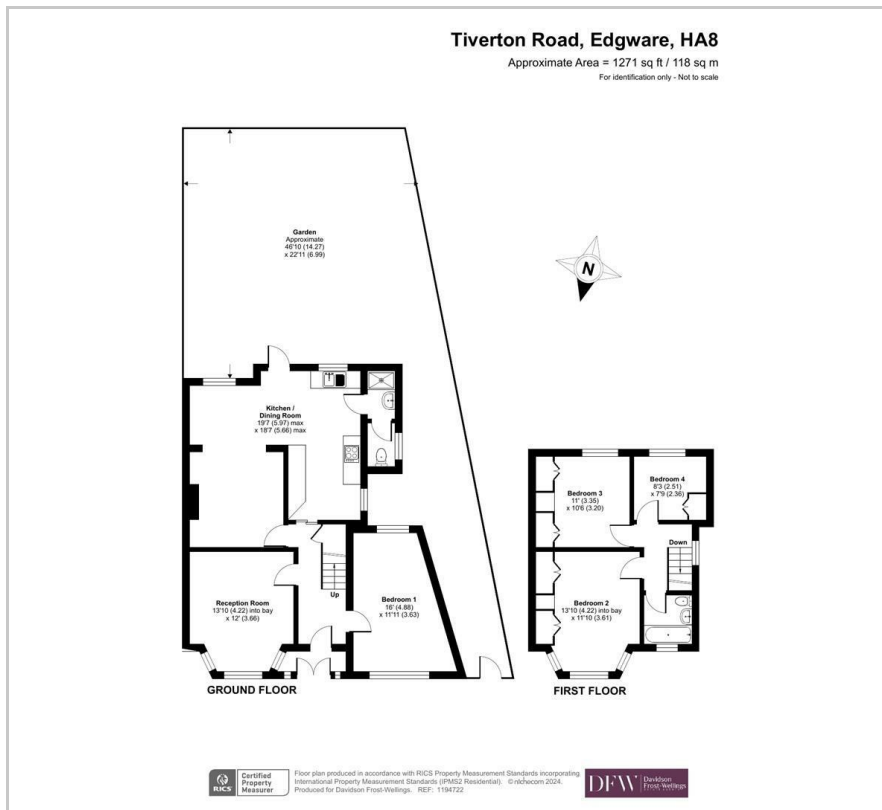
- Four Bedrooms
- Two Reception Rooms
- Chain Free
- Off Street Parking
- Extension Potential
- End Of Terrace Freehold

### Viewing

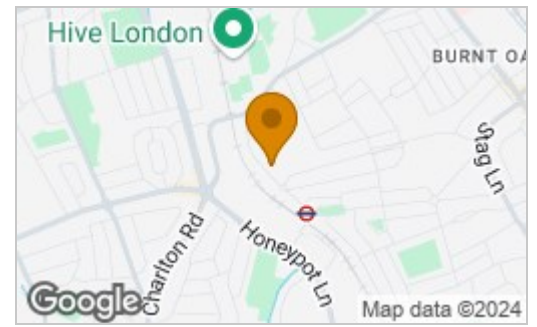
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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