



## Alders Road

Edgware

Offers in excess of £750,000

A Four bedroom, semi detached house available with Davidson Frost-Wellings, chain free, within the Eruv.

On the ground floor the house has a large, open plan kitchen/dining/reception room perfect for families or for entertaining. In addition there is another reception which can be separated or kept open plan to allow for a great sense of space and light. Clever use of the space downstairs also facilitates a utility room and guest WC.

Upstairs, on the first floor, there are two double bedrooms each with bay window, a large family bathroom and an additional third bedroom perfect as a nursery, single bedroom or study. On the top floor is another large bedroom with lots of built-in storage.

The house has a driveway at the front for off-street parking, plus a rear garden with decking, lawn and space for two sheds. The house is in excellent condition having been recently renovated to a high standard from top to bottom including a new kitchen, boiler and decoration throughout.

Barnet Council Tax Band F.

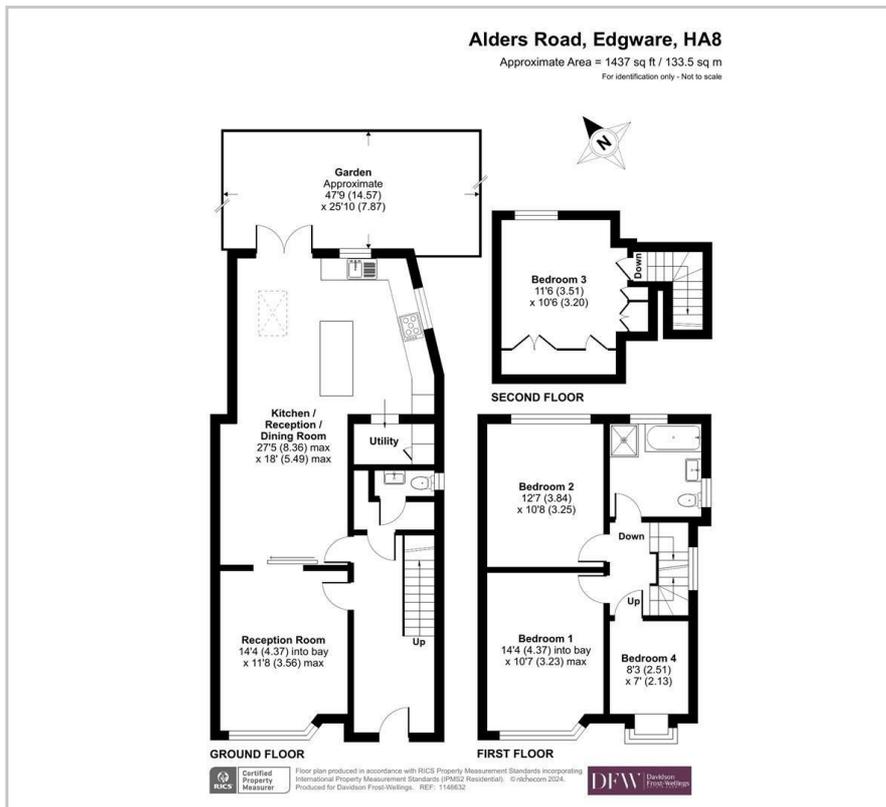
- Four Bedrooms
- Over Three Floors
- Excellent Condition
- Inside The Edgware Eruv
- Chain Free
- Semi Detached Freehold

### 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>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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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