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COSWAY



# Marlborough Avenue, Edgware, HA8,

£629,950

A spacious three-bedroom family home with a separate studio, generous garden and excellent living accommodation, located on Marlborough Avenue, Edgware, HA8.

The ground floor offers a well-balanced layout with two separate reception rooms, providing plenty of flexibility for both family living and entertaining. There is also a large kitchen/diner with direct access towards the rear garden, along with a useful utility room and downstairs WC.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, together with a separate family bathroom.

A particularly attractive feature of the property is the additional studio, providing a versatile space with its own living area, kitchen facilities and shower room. This could be ideal for a home office, guest accommodation or other family requirements.

Externally, the property benefits from a substantial rear garden measuring approximately 40ft x 22ft, offering plenty of outdoor space.

With approximately 1,399 sq ft of total internal accommodation, including the studio, this is a versatile home offering excellent space and potential in a popular Edgware location. Sole Agent

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- Three Bedroom Family Home
- Two Spacious Reception Rooms
- Three Bathrooms / Shower Rooms
- Excellent Family Home
- Separate Studio
- Large Kitchen / Diner
- Utility Room
- Approximately 1,399 Sq Ft Total Accommodation
- Principal Bedroom With En-Suite
- Versatile Additional Studio Accommodation

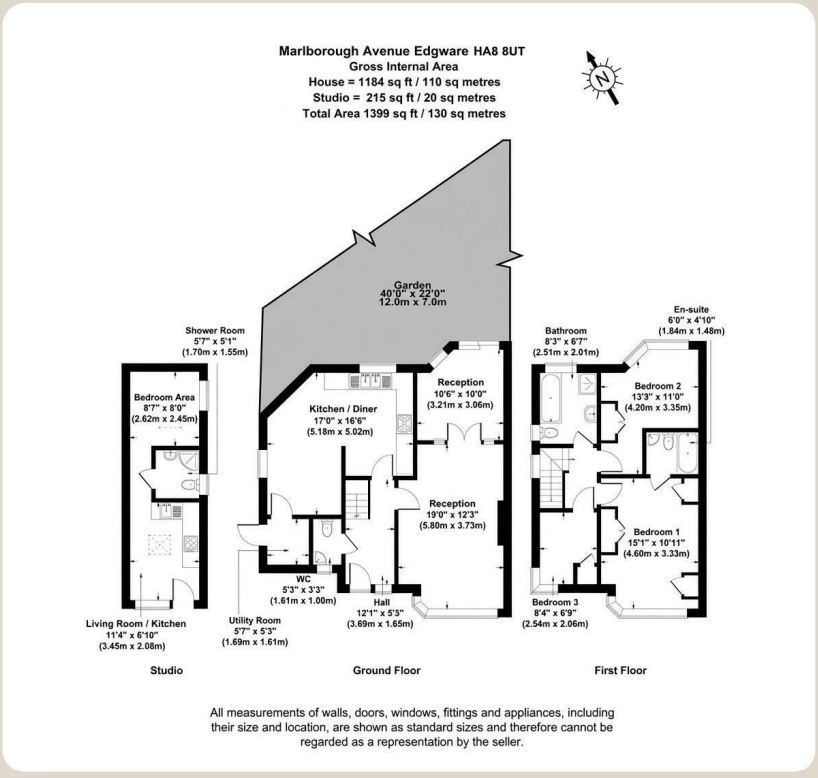




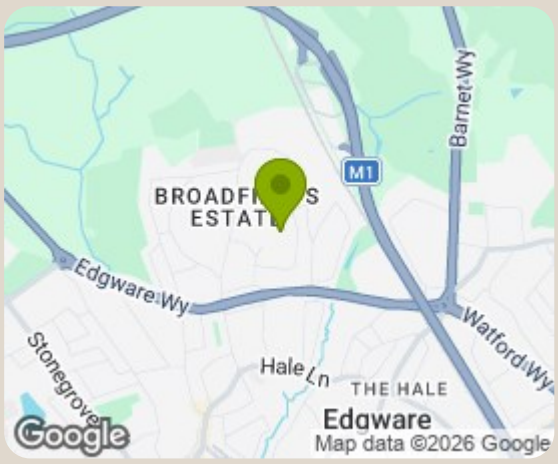




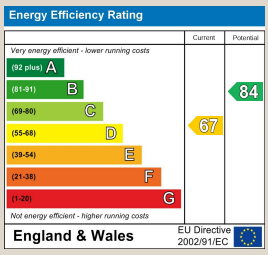
## Floor plan




## Local area map




## Energy efficiency




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## Book a viewing

Please call **020 8959 0011** to arrange a viewing appointment for this property or if you require further information.

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