



Abbots Road, Edgware, HA8, HA8

£490,000

An excellently presented three-bedroom terraced family home on the popular Abbots Road, HA8, offering fantastic living space and superb transport links. Boasting a private front driveway for off-street parking and a low-maintenance private rear garden, this property is ideal for first-time buyers, growing families, and commuters alike. Spanning across two thoughtfully arranged floors, the home is exceptionally well-located within easy reach of both Burnt Oak and Edgware Underground Stations (Northern Line) as well as Mill Hill Broadway (Thameslink), placing it close to highly-regarded local schools, parks, and excellent shopping amenities.

The ground floor accommodation opens into a welcoming entrance hallway that leads directly into a bright and cozy front lounge perfect for family relaxation. To the rear, a separate dining room provides a fantastic layout for entertaining and leads naturally into the well-proportioned kitchen which offers ample workspace and direct access out to the private rear garden and patio area. A full family bathroom completes the ground floor layout.

Upstairs, the first floor features a well-designed sleeping arrangement comprised of three bedrooms and a highly convenient, separate WC located just off the landing. The main bedroom offers a spacious retreat with fitted wardrobes, sitting alongside a comfortable second double bedroom and a versatile third bedroom that works perfectly as a child's nursery or a dedicated home office. Early viewing is highly recommended to fully appreciate the space, layout, and superb positioning of this wonderful terraced home. Sole Agent.



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- Three Bedroom Terraced Family Home HA8
- Two Separate Spacious Reception Rooms Downstairs
- Family Bathroom Plus Separate Upstairs WC
- Versatile Third Bedroom Or Home Office
- Private Front Driveway Off Street Parking
- Close To Mill Hill Broadway Thameslink and Edgware Station
- Walking Distance To Amenities
- Low Maintenance Rear Garden



Floor plan

Local area map



Energy efficiency

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC

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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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