



## Church Close, Edgware, HA8

**£825,000**

**EDGWARE/MILL BORDERS** - Located in a quiet cul-de-sac in Edgware, this beautifully presented four bedroom, two bathroom family home offers generous living space and modern comfort throughout. Spanning approximately 1,436 sq ft, the property is arranged over three floors and provides a perfect balance of style and practicality.

The ground floor comprises a welcoming entrance hall, a bright reception room, a separate dining room, a modern fitted kitchen/breakfast room with direct access to the garden, and a utility area with guest WC.

The first floor features three bedrooms and a contemporary family bathroom, while the top floor hosts a spacious principal bedroom with fitted wardrobes and an en-suite shower room.

Externally, the property benefits from a private landscaped garden with patio area and storage shed, ideal for outdoor dining and entertaining.

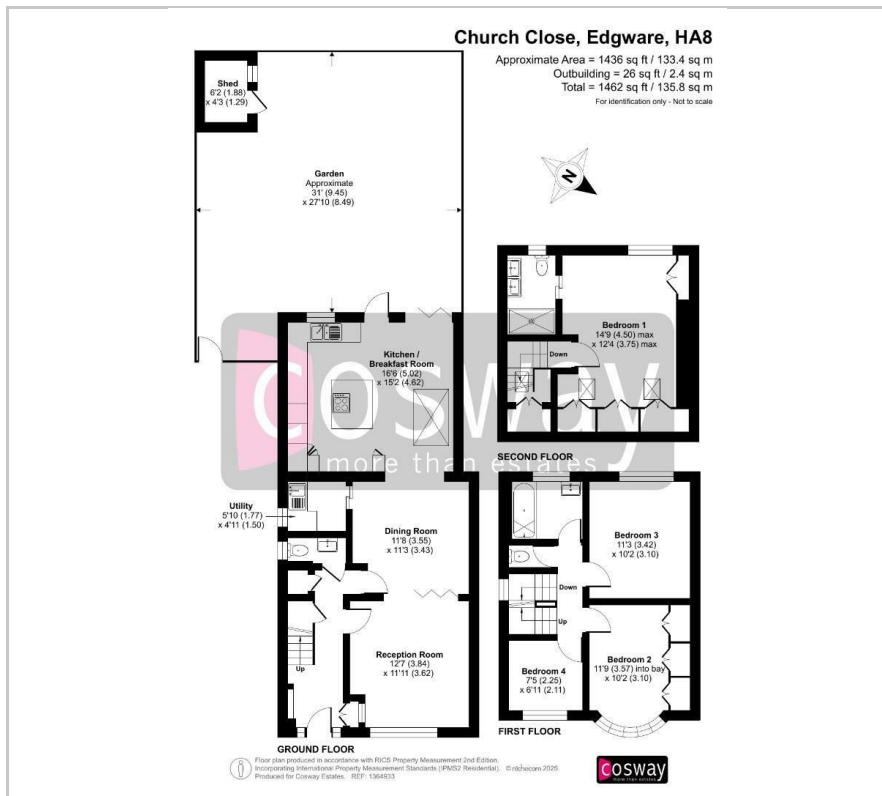
Church Close is a peaceful residential turning conveniently located close to Edgware and Mill Hill and with excellent local schools, transport links, and nearby green spaces.  
Sole Agents.

### Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.

- Four spacious bedrooms
- Bright reception and dining rooms
- Modern fitted kitchen breakfast area
- Principal bedroom with en-suite
- Contemporary family bathroom with shower
- Private landscaped rear garden space
- Quiet residential Edgware cul-de-sac
- Close to schools and transport
- Edgware/Mill Hill Borders

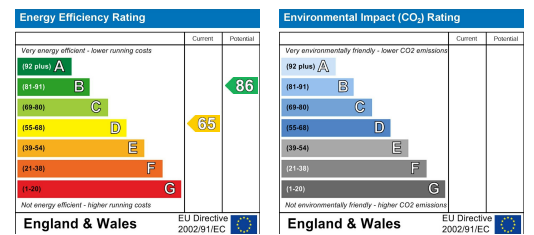
## Floor Plan



## Area Map



## Energy Efficiency Graph



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