



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Hillcrest Avenue, Edgware

5 Bed Link Detached House

Council tax band: G Tenure: Freehold

Offers in Excess of **£999,999** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

t: 020 8958 8958  
f: 020 8958 2300  
e: [info@groveresidential.co.uk](mailto:info@groveresidential.co.uk)  
w: [www.groveresidential.co.uk](http://www.groveresidential.co.uk)

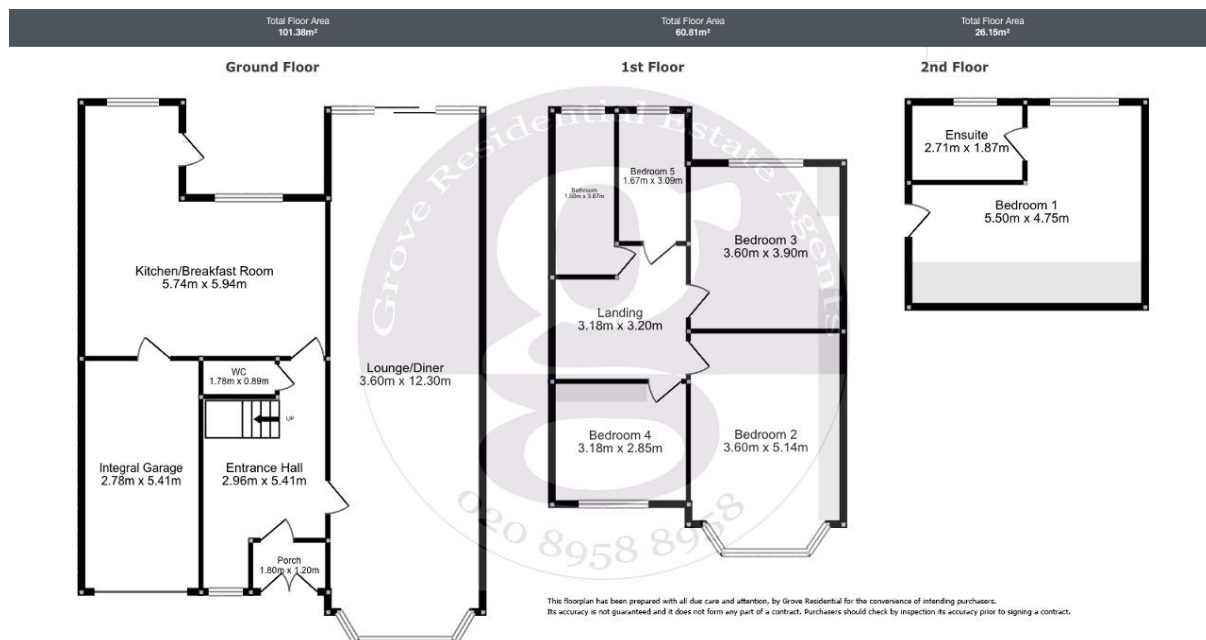
Company No: 9632012

VAT Reg. No: 217 0421 50

Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX







## Key Features

- 5 Bedroom 2 Bathroom Family Home
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Loft Converted
- 80ft Garden
- Chain Free Sale !

## Summary

A larger than average link detached home set on this popular tree lined road within walking distance of Edgware station and all amenities. It has been priced to sell taking into account that buyers will want to make cosmetic changes and repairs. The property benefits from gas central heating double glazing, triple reception room and

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