



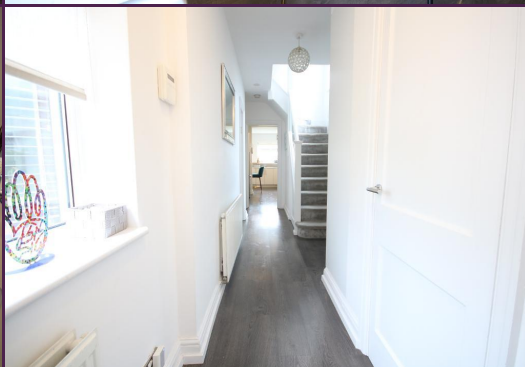
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83  B
69-80	C	69  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Deans way, Edgware**

**4 Bed Semi-Detached**

Council tax band: E Tenure: Freehold

**£735,000** STC  
**FOR SALE**



**grove**  
residential

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

 The Property  
Ombudsman

 **APPROVED CODE**  
TRADING STANDARDS.GOV.UK

 **PROTECTED**

 **PROTECTED**

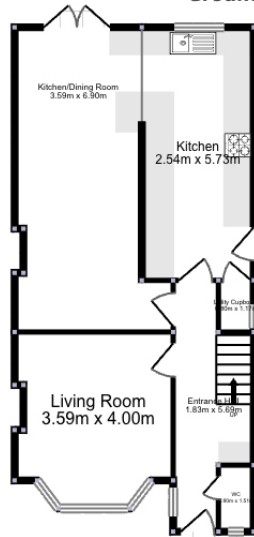


Total Floor Area  
67.51m<sup>2</sup>

Total Floor Area  
38.59m<sup>2</sup>

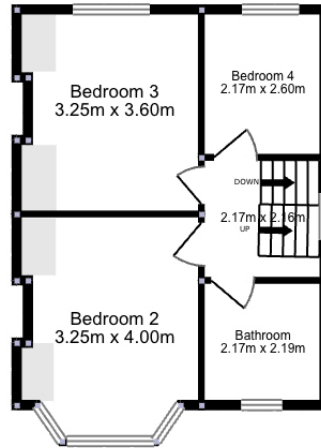
Total Floor Area  
22.68m<sup>2</sup>

### Ground Floor

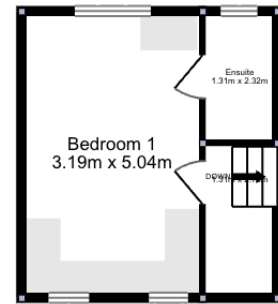


Office  
4.00m x 2.21m

### 1st Floor



### 2nd Floor



This floorplan has been prepared with all due care and attention, for the convenience of intending buyers/tenants. Its accuracy is not guaranteed and it does not form any part of a contract. Purchasers/tenants should check by inspection its accuracy prior to signing a contract.

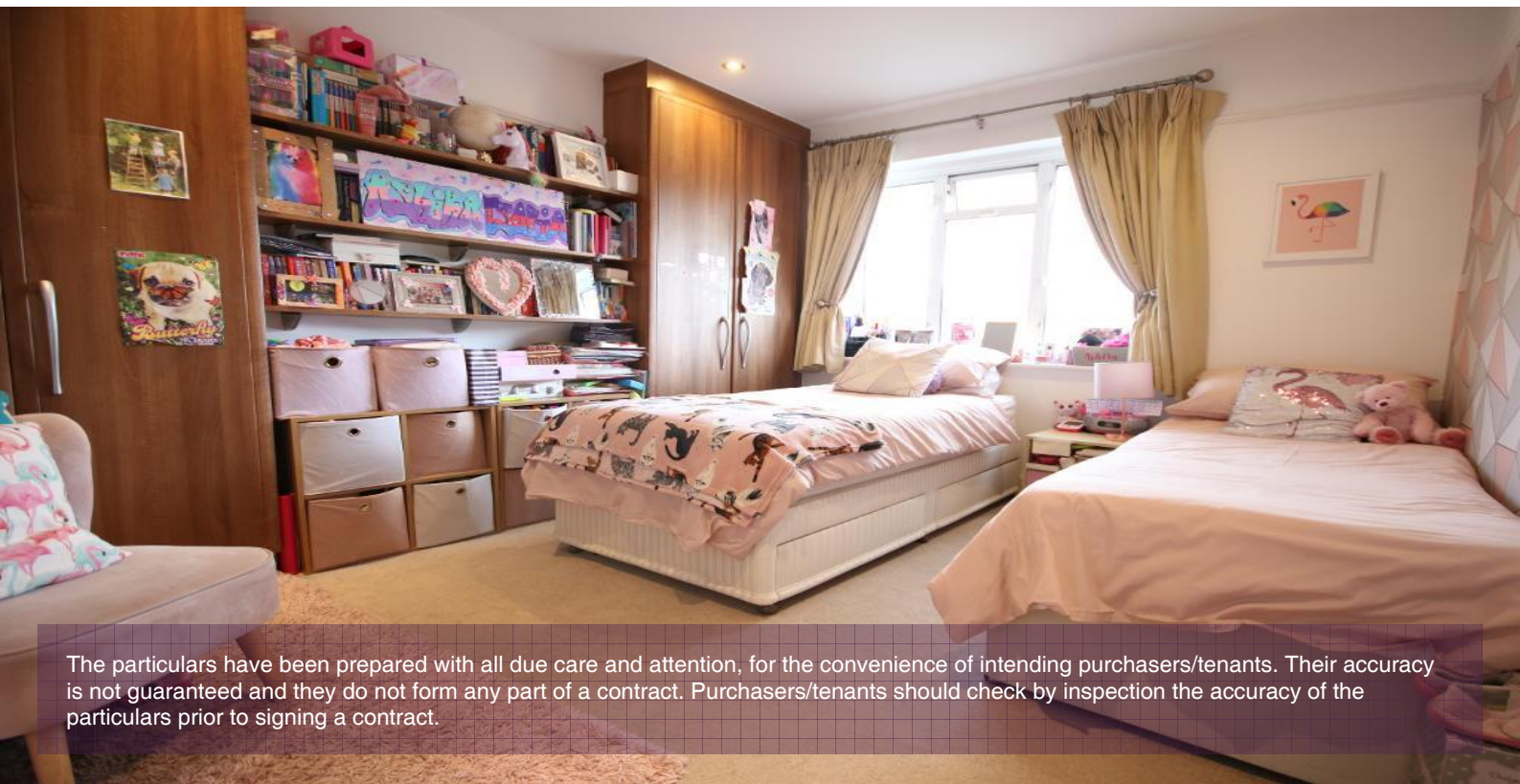
## Key Features

- 4 Bedroom Extended Semi Detached Home
- Modern Open Plan Kitchen
- Front Reception Room
- 70ft Garden with Side Access & Out House
- Entrance Porch
- Breakfast/Dining Room

## Summary

A larger than average 4 bedroom 2 bathroom semi detached family home located on this sought after turning off Farm Road and within the Eruv. The property boasts extended living spaces as well as a sizeable garden with side access and an out house. Gas central with Megaflow system and double glazing. View Now via Grove Residential to

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