



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

## Edgwarebury Lane, Edgware

6 Bed Detached

Council tax band: G Tenure: Freehold

**£1,250,000** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

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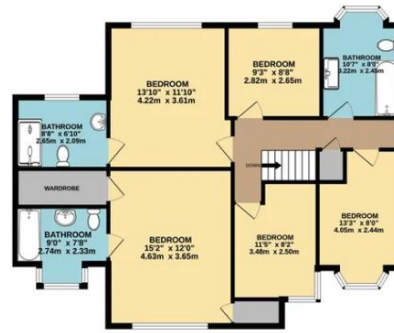
Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX



GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
948 sq.ft. (88.1 sq.m.) approx.



133 EDGWAREBURY LANE

TOTAL FLOOR AREA: 2178 sq.ft. (202.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Metrepro C2024

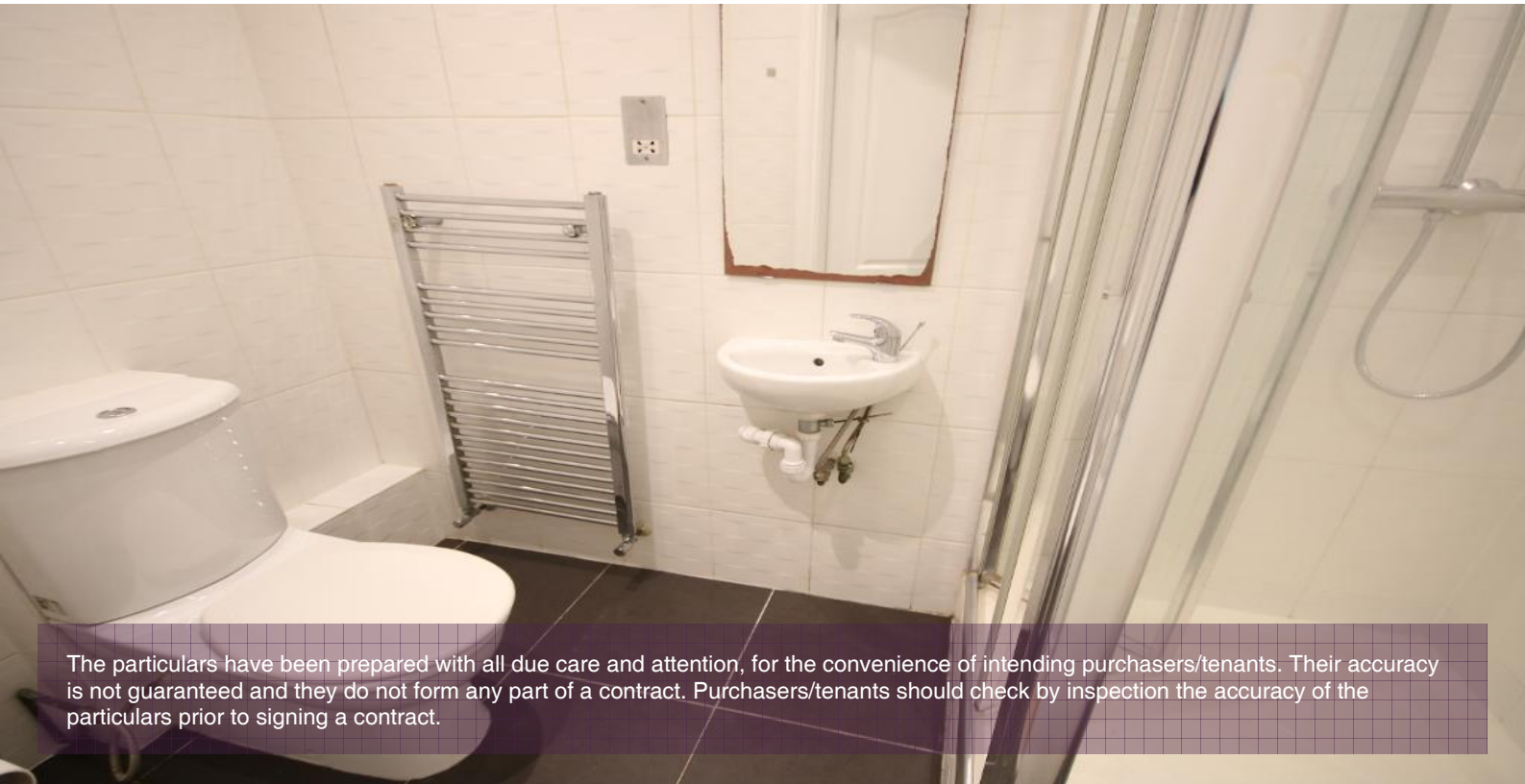
## Key Features

- 6 Bedroom 4 Bathroom Detached Home
- Eat in Kosher Kitchen
- Double Reception
- Good Sized Bedrooms
- Integral Garage & Side Access
- Scope for Extension STPP

## Summary

A rare opportunity to purchase this impressive 6 bedroom 4 bathroom detached family home on the highly sought after road Edgwarebury Lane, within the Eruv, offered chain free. On the ground floor, the property comprises of a wide double reception, eat in Kosher kitchen, guest bedroom & ensuite as well as a gorgeous entrance hall.

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The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.