



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

## Bullescroft Road, Edgware

4 Bed Semi-Detached

Council tax band: E Tenure: Freehold

**£825,000** STC  
**FOR SALE**



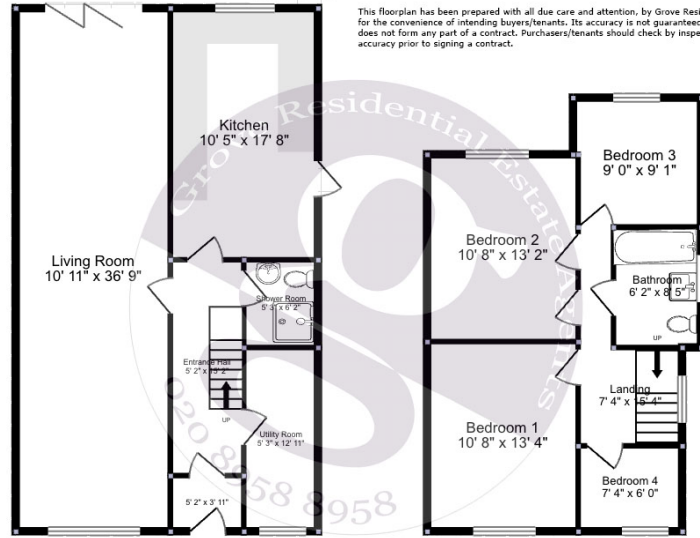
297 Hale Lane t: 020 8958 8958  
Edgware f: 020 8958 2300  
Middlesex e: info@groveresidential.co.uk  
HA8 7AX w: www.groveresidential.co.uk

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



Total Floor Area  
1,312.41ft<sup>2</sup>

Ground Floor



This floorplan has been prepared with all due care and attention, by Grove Residential 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 Family Home
- Triple Reception Room
- Eat In Kosher Kitchen
- Pesach Kitchen/Utility Room
- D/S Shower Room
- Family Bathroom

**Summary**

A practical 4 bedroom semi detached family home located on Bullescroft Road, within the Eruv. This family home boasts ample living space throughout as well as benefiting from plans for a side, front and loft extension being passed by Barnet council subject to conditions. Eat in Kosher Kitchen. Bifold doors leading out to the garden.

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