



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Marlborough Avenue, Edgware

3 Bed Semi-Detached

Council tax band: E Tenure: Freehold

**£630,000** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

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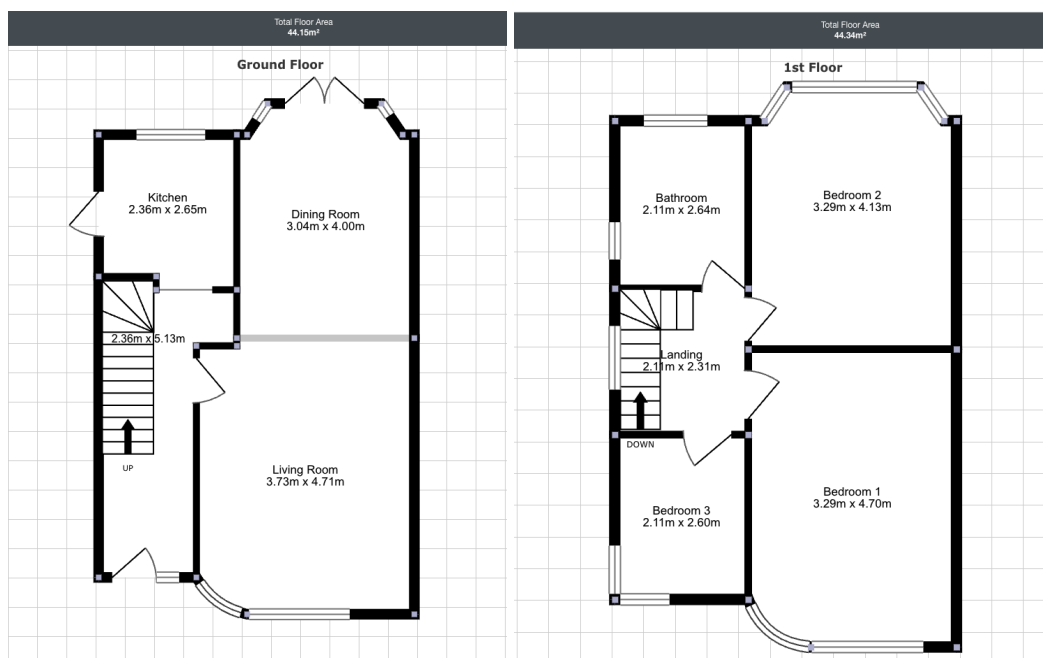
Company No: 9632012

VAT Reg. No: 217 0421 50

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







## Key Features

- 3 Bedroom Semi Detached Family Home
- Scope For Extensions STPP
- Garage & Off Street Parking
- Double Reception Room
- Gas Central Heating & Double Glazing
- Approx 110ft Rear Garden

## Summary

Situated on the popular Marlborough Avenue, this 3 bedroom semi detached home offers potential to extend in the rear and loft stpp. It is located within moments to Glengall Road shops and within the Eruv, this is a practical family home. The property comprises a double reception room, separate kitchen and upstairs, three bedrooms wit

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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.