

Connells

Highview Avenue
Edgware

# Highview Avenue
# Edgware HA8 9TY

for sale
**£1,100,000**







## Property Description

Located on the desirable Highview Avenue in Edgware, this impressive four-bedroom detached family home including a ground floor guest suite with en-suite, perfectly suited to modern family life available chain free.

Benefiting from three bathrooms and a downstairs WC, a spacious reception room, well-appointed kitchen, and attractive front and rear gardens, this property presents an excellent opportunity for those seeking a substantial home in a sought-after residential location.

The ground floor welcomes you with a bright and spacious entrance hallway leading to a large reception room with block and beam flooring including underfloor heating.

The fitted kitchen is thoughtfully designed with a range of wall and base units, ample work surface space and room for dining, creating a practical and sociable environment for cooking and family meals.

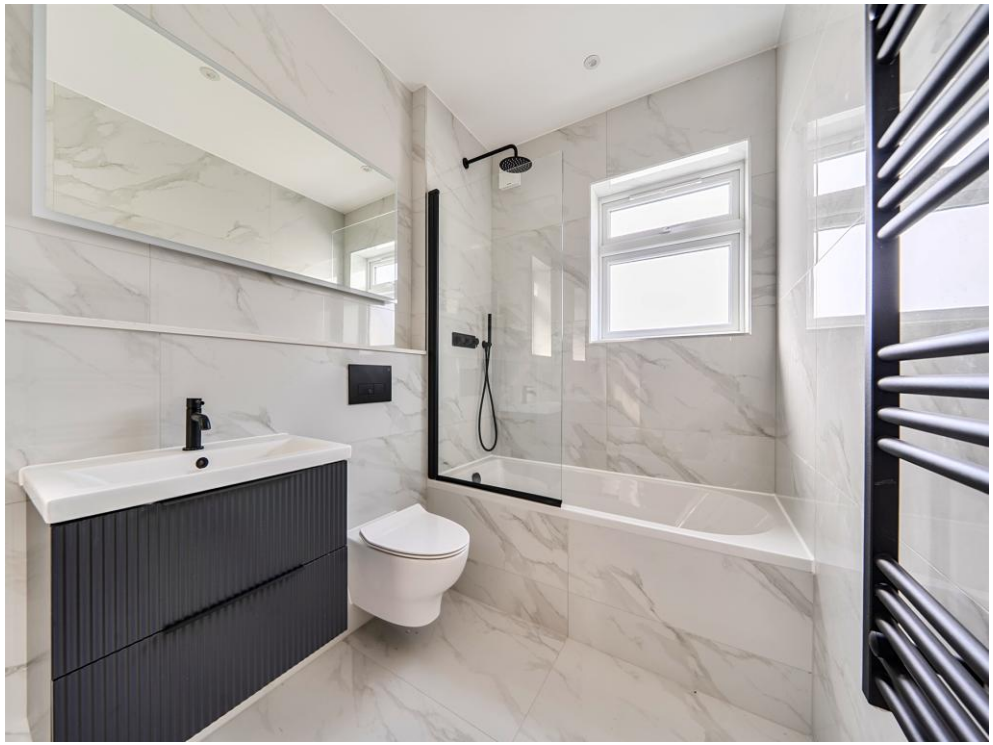
To the upper floor, the property boasts four well-proportioned bedrooms, including a generous principal bedroom, offering comfortable accommodation for growing families. The home further benefits from three bathrooms, providing convenience and flexibility for busy households.

Externally, the property features a well-maintained front garden, enhancing the home's kerb appeal, while the attractive landscaped rear garden offers a private outdoor space ideal for relaxing, entertaining or enjoying family activities.

The total floor area of 153 sq m / 1,648 sq ft.

## Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."












Total floor area 165.2 m² (1,778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax Band: F

**view this property online connells.co.uk/Property/HRW313312**

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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