



MELROSE GARDENS, EDGWARE, MIDDLESEX, HA8
£720,000 FREEHOLD

3 BEDROOM SEMI DETACHED FAMILY HOME

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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A much-loved family home located on a sought-after residential road, this property is centrally positioned overlooking a beautiful green, and offers spacious living with an abundance of natural light throughout. The ground floor features a reception room that adjoins a dining room and a spacious kitchen as well as a convenient W/C. The first floor accommodates three well-proportioned bedrooms and a well-appointed family bathroom. Externally, a generously sized rear garden provides an outdoor retreat, whilst off-street parking and a garage offer hassle-free parking and storage solutions. There is also potential to extend (STPP) to create your forever home. Acclaimed schools such as Kingsbury High and Roe Green Primary are within close proximity, as are several recreation grounds. The amenities of Kingsbury and Queensbury are both within three-quarters of a mile, and both underground stations serving the Jubilee Line allow access into Central London in under half an hour. An internal viewing is recommended to appreciate this home at its entirety.



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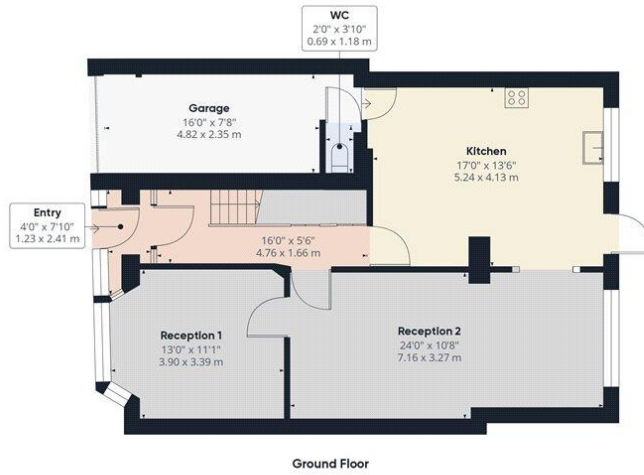
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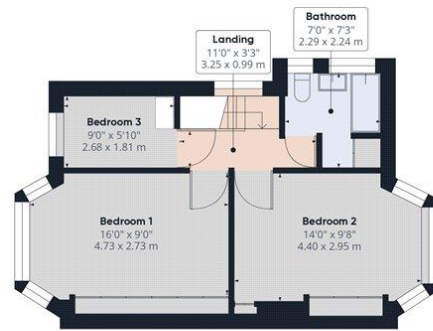
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Ground Floor

Approximate total area⁽¹⁾
1317.18 ft²
122.37 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

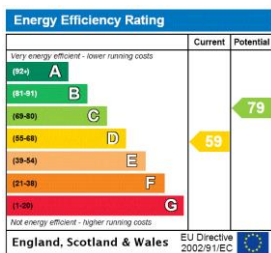
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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