



HIGHVIEW AVENUE, HA8  
£825,000 FREEHOLD

## A FOUR BEDROOM FAMILY HOME SET IN A POPULAR LOCATION

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## DESCRIPTION:

On the market for the first time in over 60 years, this four-bedroom semi-detached house offers great family accommodation in a popular location.

Whilst the property has been well kept and maintained, over the years, internally, it would now benefit from modernisation.

The house has been extended on the ground floor, and into the loft, to give the fourth bedroom.

The house is currently arranged with a through reception room, kitchen with dining room, shower room/wc on the ground floor, three bedrooms, a bathroom, and separate w/c on the first floor, and the fourth bedroom in the loft.

There is also an 83 ft rear garden, with a garage to the side, and a front garden with off street parking.

The house is in Highview Avenue, just off Hale Lane, and within easy access of Edgware - and all the local schools, shops and restaurants the area has to offer.

## AT A GLANCE

- Set in a popular residential turning
- Semi detached family home
- Through Lounge
- Four bedrooms
- UPVC double glazed windows throughout
- Large private rear garden
- Off street parking & Garage

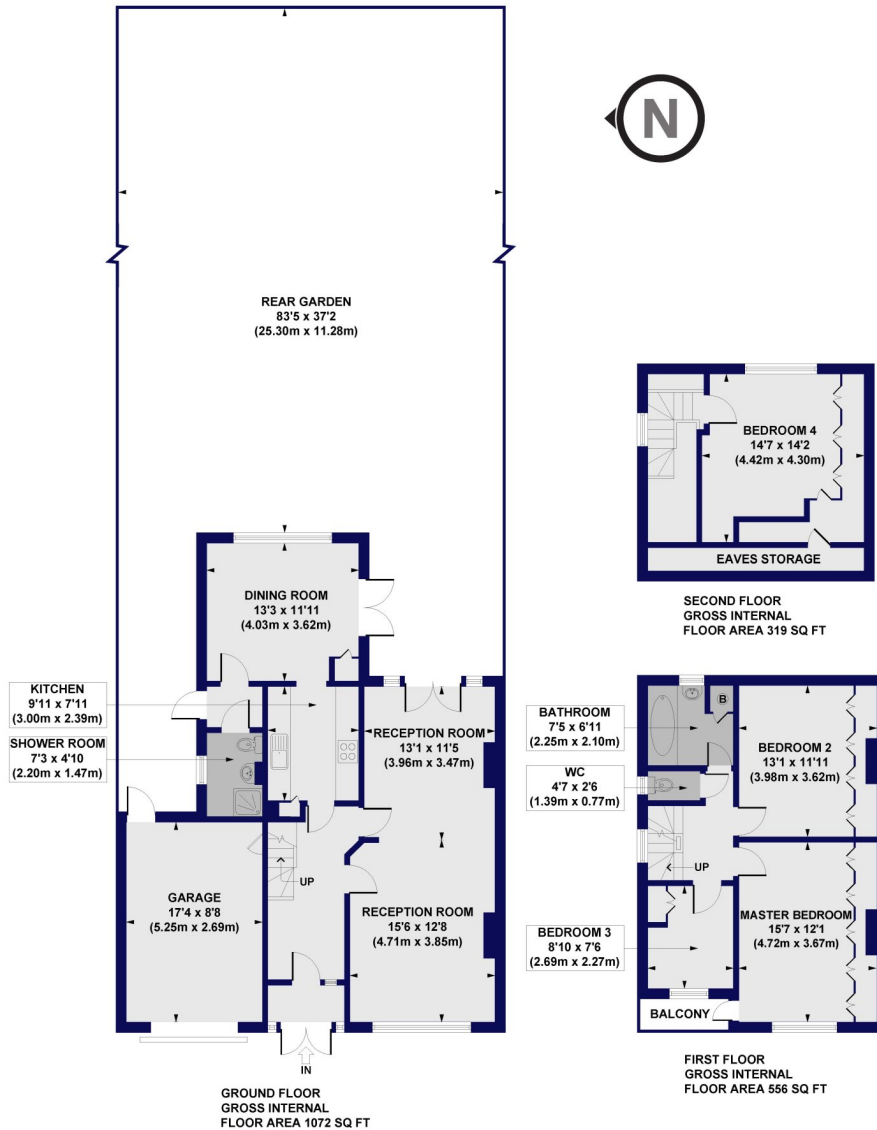




# Highview Avenue, HA8

Approx. Gross Internal Floor Area 1837 sq. ft / 170.62 sq. m (Including Garage & Eaves Storage)

Approx. Gross Internal Floor Area 1625 sq. ft / 150.98 sq. m (Excluding Garage & Eaves Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		64	81

England, Scotland & Wales EU Directive 2002/91/EC

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