



**Orchard Crescent
Edgware
Greater London
HA8**

Offers in Excess of £560,000

bettermove 

Orchard Crescent Edgware

Bettermove are proud to present this 4 bedroom semi-detached house in Edgware, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is E.

The interior of this well presented property comprises a spacious living room, fitted kitchen, and one double bedroom, with a private en-suite, on the ground floor. Upstairs, the property boasts the further three bedrooms, including two doubles, and a single bedroom, alongside the family bathroom. The exterior boasts a garage, currently used as an office, and a private rear garden, perfect for enjoying the summer months.

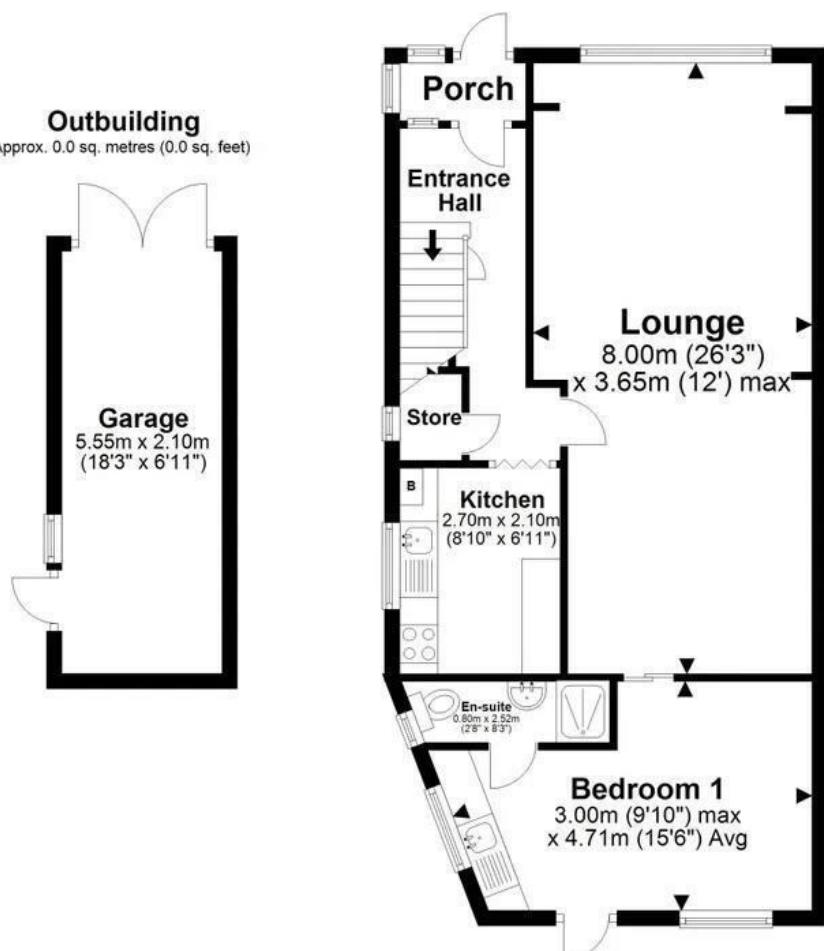
Located in the popular town of Edgware, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Edgware Underground Station, Mill Hill Broadway Station, giving access on the Thameslink, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



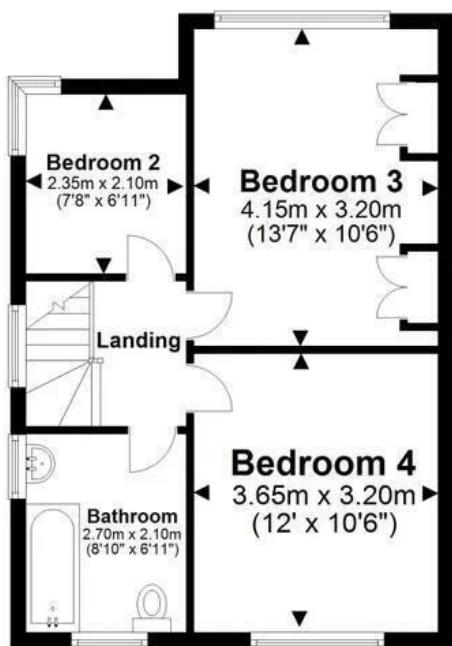
Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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