



**St Brides Avenue
Edgware
Greater London
HA8**

Offers in Excess of £575,000

bettermove

St Brides Avenue Edgware

Bettermove are proud to present this 3 bedroom semi-detached house in Edgware.

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

The council tax band is D.

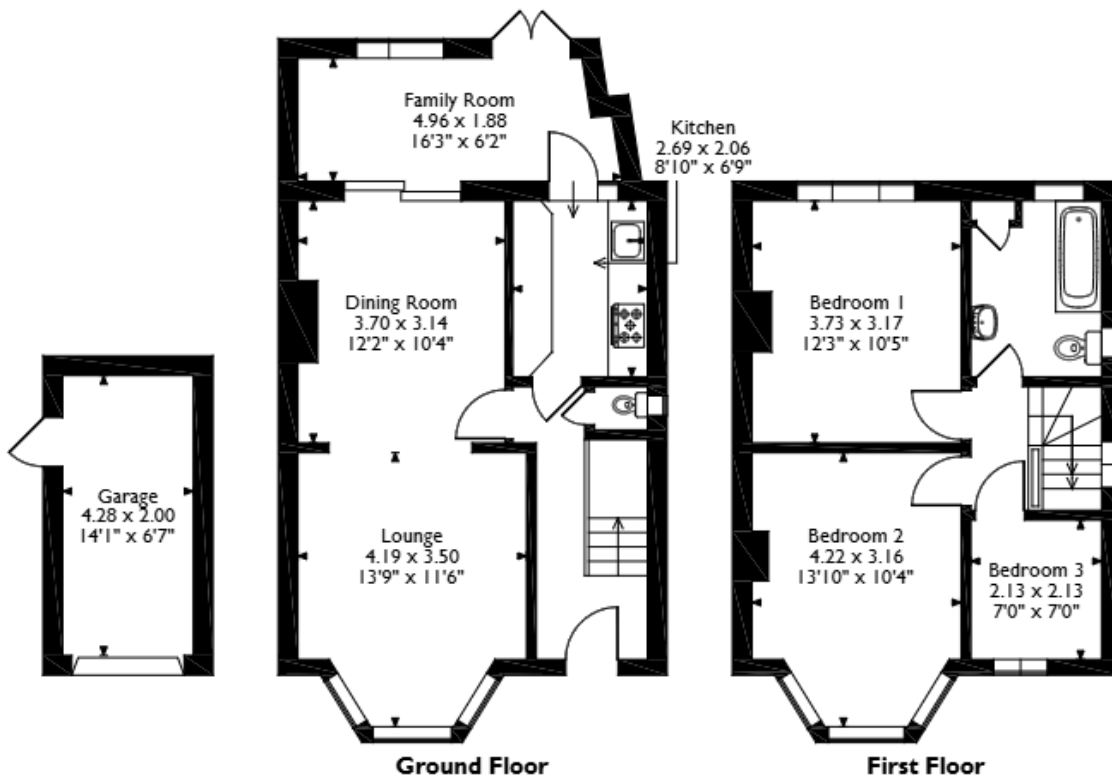
The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, WC, and family room on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a detached garage, and a private rear garden, with both patio and lawn areas, 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 Princes Risborough train station, a variety of local bus routes, and quick access to the M40.

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



St. Brides Avenue, Edgware
 Approximate Gross Internal Area
 Main House = 89 Sq M/958 Sq Ft
 Garage = 9 Sq M/97 Sq Ft
 Total = 98 Sq M/1055 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(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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