

**Sole Agent**

**6 Elmgate Gardens, Edgware, HA8 9RT**

**£775,000 Subject to Contract**



A well presented chain free Three bedroom, semi-detached family house situated on a prime residential road off Hale Lane, close to local shops and approximately one mile from both Mill Hill Broadway Thameslink Station & Edgware tube station.

The property is offered in good condition and the spacious family accommodation comprises two reception rooms, kitchen, a guest cloakroom, three bedrooms and a family bathroom and has the potential to further extend subject to the relevant planning permissions.

Benefits include large entrance hall, approximately 85ft landscaped rear garden and off street parking for several cars.

Council Tax Band F

Sole Agent

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Elmgate Gardens HA8

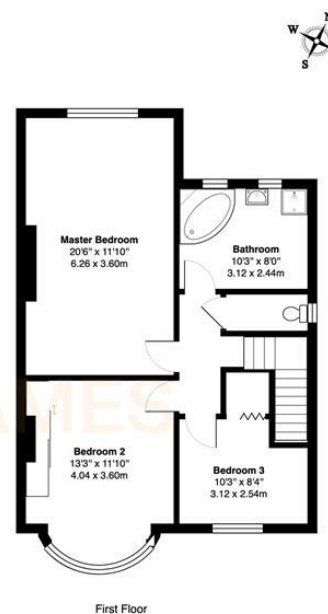
Total Gross Area: 1392 ft<sup>2</sup> ... 129.3 m<sup>2</sup>

Ground Floor Area: 702 ft<sup>2</sup> ... 65.2 m<sup>2</sup>

First Floor Area: 690 ft<sup>2</sup> ... 64.1 m<sup>2</sup>



Ground Floor



First Floor

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

- SEMI DETACHED HOUSE
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- GUEST WC
- 
- SCOPE FOR VARIOUS EXTENSIONS STPP
- LANDSCAPED REAR GARDEN
- FAMILY HOME
- CHAIN FREE
-



**PRICE - £775,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND F**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

*As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.*