

**Sole Agent**

**14 Cloister Gardens, Edgware, HA8 9QL**

**£875,000 Subject to Contract**



Offered in excellent condition throughout is this extended and modernised Four bedroom, Two bathroom (one en suite shower room) semi detached family home situated in a quiet residential road within the Eruv and close to popular local schools and faith schools and within three quarters of a mile of both Mill Hill Broadway Thameslink Station and Edgware Northern Line Station.

Having been extended and refurbished in recent years offering great living space with a modern fitted kitchen/breakfast room/living room, a double reception room and a TV room.

Added benefits include guest WC, utility room, off street parking for two cars and a landscaped rear garden with astro turfed lawn.

Council tax band E

SOLE AGENT

T: 020 8959 9191

E: [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)

21. the broadway . mill hill . nw7 3da



follow us!







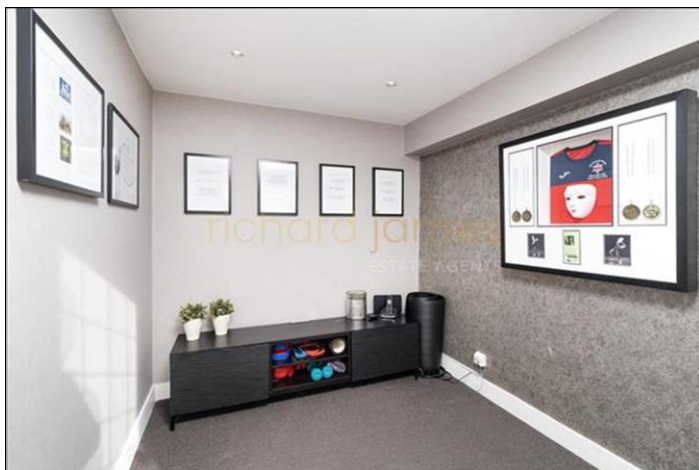
Cloister Gardens H18

Total Gross Area: 1684 ft<sup>2</sup> ... 156.4 m<sup>2</sup>

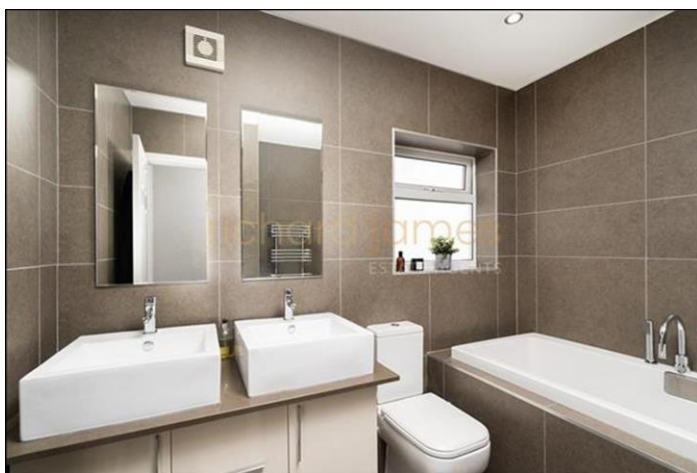
Floor plans are for identification and guideline purposes only, not to scale  
Compliant RICS code of measuring practice

- FOUR BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- EXCELLENT CONDITION THROUGHOUT
- KITCHEN / BREAKFAST ROOM
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- LANDSCAPED REAR GARDEN WITH ASTRO TURF LAWN
- TWO RECEPTION ROOMS
- TV ROOM

- UTILITY ROOM



- GUEST WC



**PRICE - £875,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND E**  
**LONDON BOROUGH OF BARNET**

*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 will 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.*