

**Sole Agent**

**6 Hursley Grove, Edgware, HA8 9GR**

**£799,999 Subject to Contract**



A stunning modern three bedroom, two bathroom (one en suite shower room) detached family house built in 2021 by Arora group, set in a private boutique development of only 5 houses and 3 flats situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

Arranged over two floors the accommodation comprises three Bedrooms (all with fitted wardrobes), two bathrooms (one en suite shower room), a fabulous Open Plan Kitchen/Breakfast Room/family room/walk-in pantry/storage, a reception room with bifold doors leading onto the landscaped rear garden, study and a guest Wc.

Amenities include allocated off street parking for 2 cars, a landscaped rear garden with side access, air conditioning fitted in all bedrooms, the remainder of the NHBC guarantee and secure cycle storage.

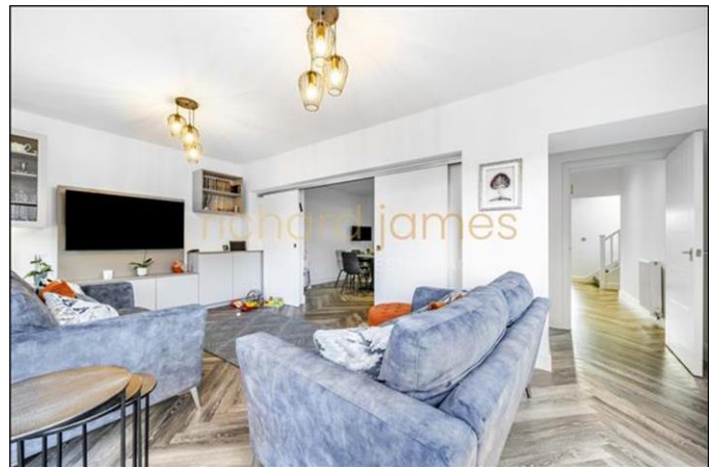
The property is extremely well located close to Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.

T: 020 8959 9191

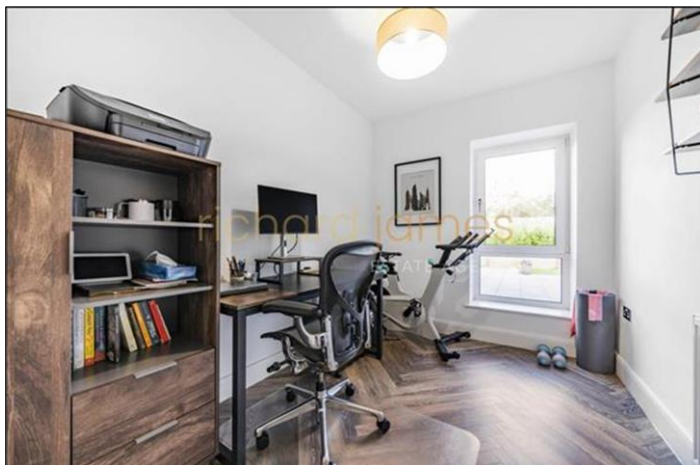
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- DETACHED FAMILY HOUSE
- CLOSE TO LOCAL AMENITIES
- GUEST WC
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING
- BUILT IN 2021
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- STUDY



**PRICE - £799,999**  
**TENURE - Freehold**  
**COUNCIL TAX BAND F**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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.*