



16 Lovatt Close, Edgware

Offers Over £825,000

**JOSEPH SCOTT**





## 16 Lovatt Close

Edgware, Edgware

Located in a highly desirable cul de sac very close to Edgware station, Joseph Scott proudly presents this 4 bedroom Semi-Detached House on Lovatt close. The property features a generous driveway for 3 cars, a large private garden and ample space for living and entertaining. As you enter the property, you are greeted with a spacious hallway with access to the living room, kitchen and downstairs W/C. The extended property contains a large Kitchen-dining area which wraps around to a breakfast bar backing onto the living space and the garden entrance.

Upstairs, there are 3 double bedrooms and a single bedroom with a split staircase, with 2 washrooms and an additional W/C. The master bedroom contains large double glazed bay windows overlooking the cul de sac below.

This is an absolutely fantastic property for any large or growing family looking to upsize and stay close to transport links in a quiet area. Extensive works have been conducted throughout the property and the interior has been maintained to a great standard. For your chance to view this home in a prime location, please call Joseph Scott on 02089062244.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

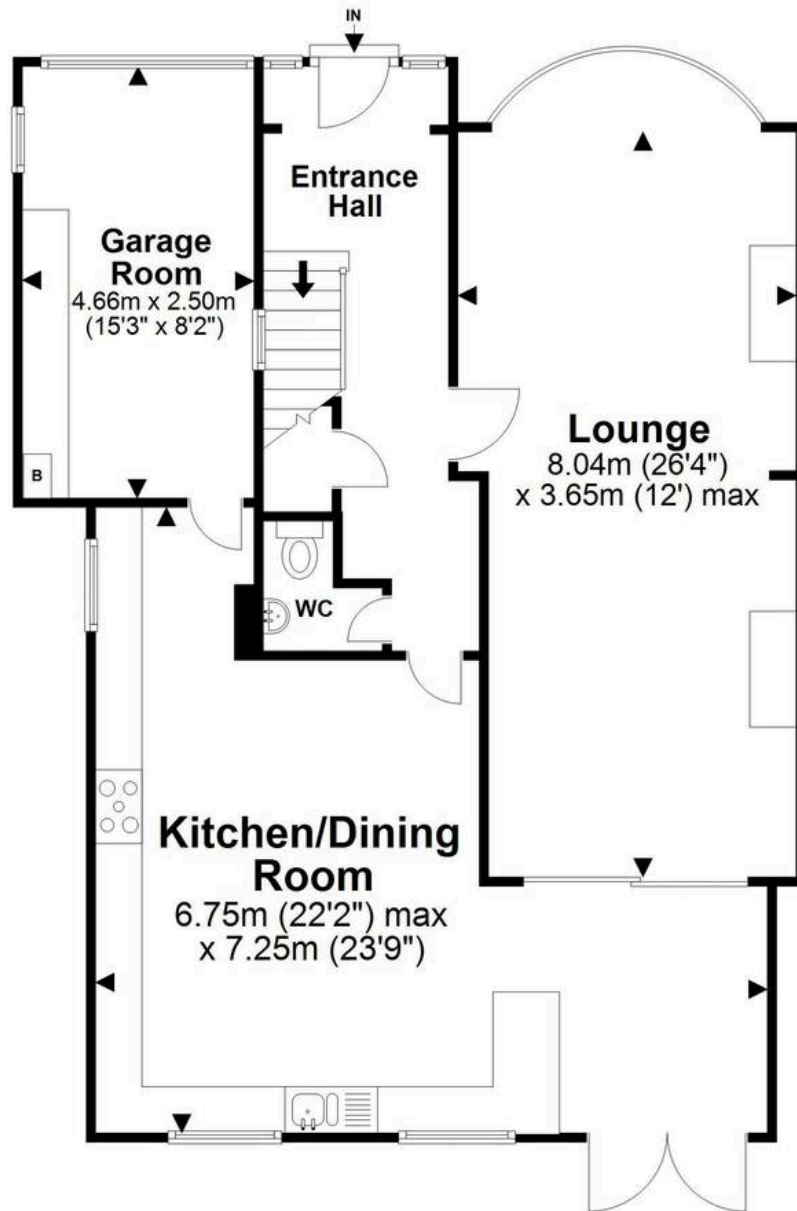






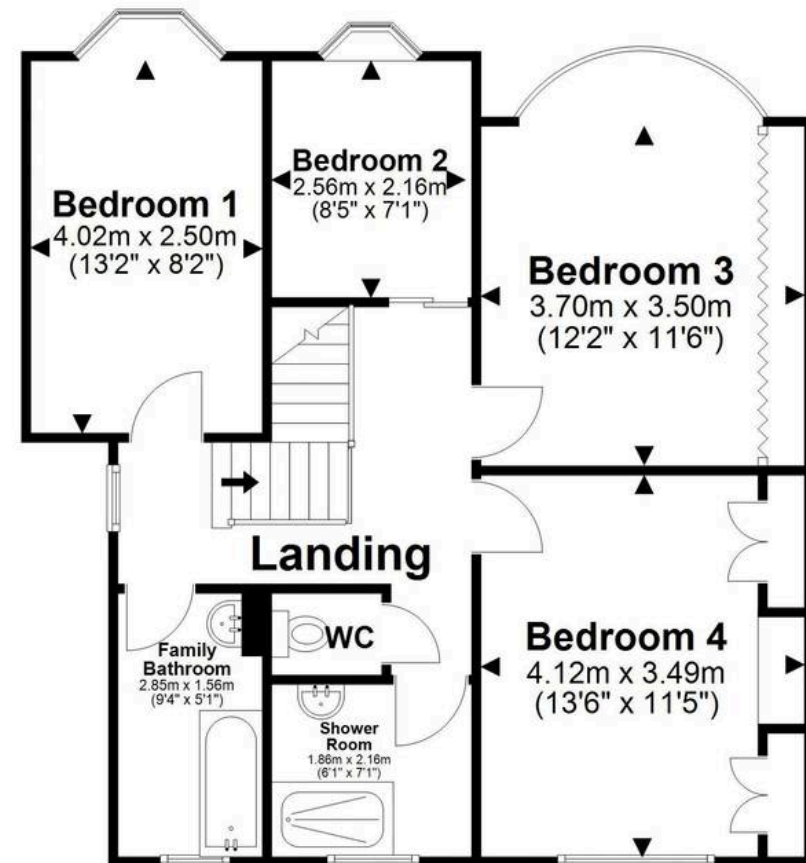
## Ground Floor

Approx. 87.6 sq. metres (942.6 sq. feet)



## First Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 148.6 sq. metres (1599.1 sq. feet)

All images used are for illustrative purposes only. Floor plan are intended to give a general indication of proposed layout only. All images and dimensions do not form of any contract or warranty. For the exclusive use of Joseph Scott Estate Agents. Plan produced using PlanUp.  
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**Lovatt Close, Edgware, HA8 9XG**