



9 Orchard Grove, Edgware
£635,000

JOSEPH SCOTT



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Edgware, Edgware

Joseph Scott Presents a lovely three/ four bedroom house in the sought after road Orchard Grove only 0.3 Miles from the Krishna Avanti School.

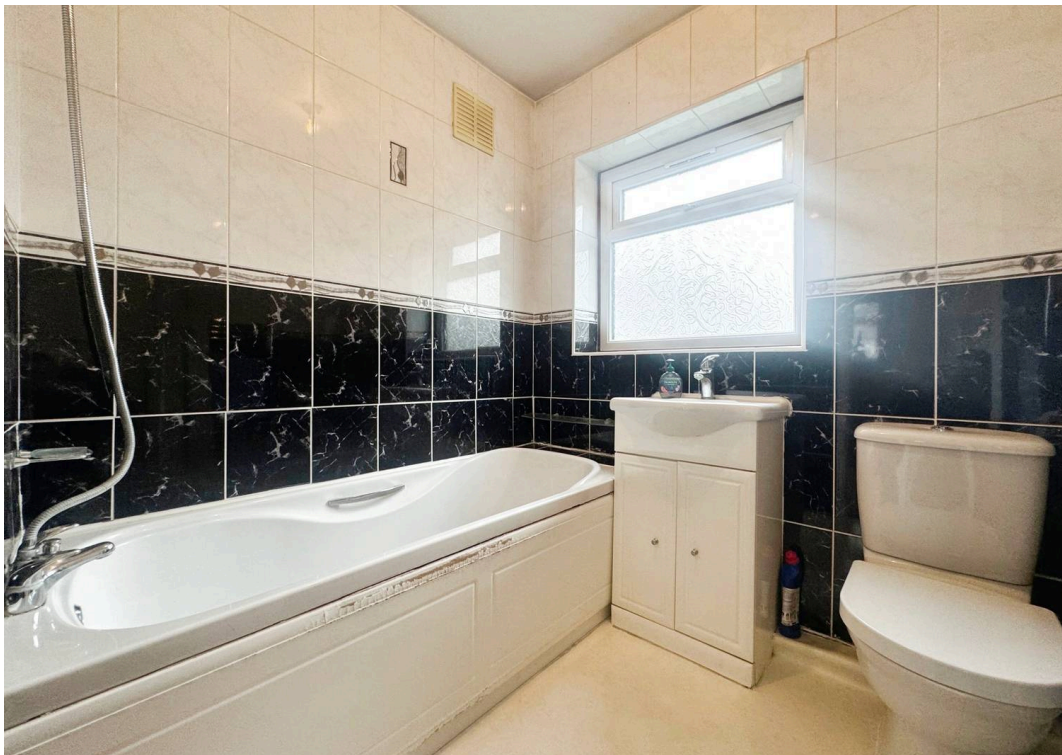
The ground floor of this property comprises of a downstairs bedroom/ reception room, a second spacious living area and shower room. This all flows through to kitchen, dining area and separate utility that provides direct access to the large, private rear garden!

The first floor presents two double bedrooms, a single bedroom and a family bathroom.

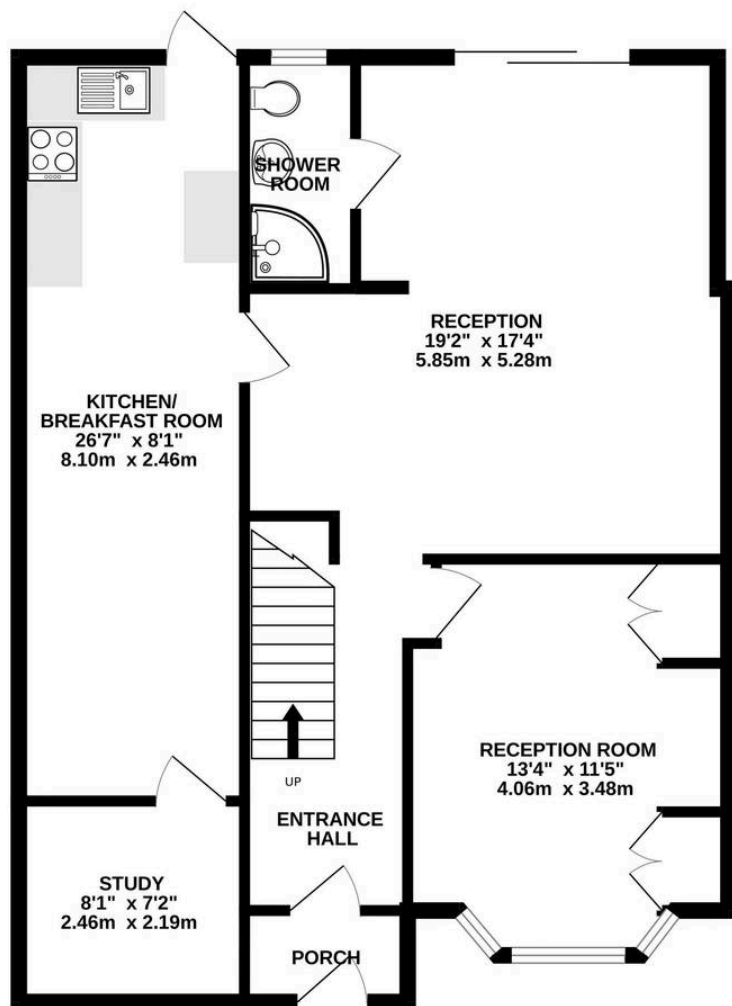
Other benefits include off street parking for multiple cars, just 0.6 miles from Burnt Oak Station and 1 mile from Queensbury Station! Council Tax band: TBD

EPC Energy Efficiency Rating: D

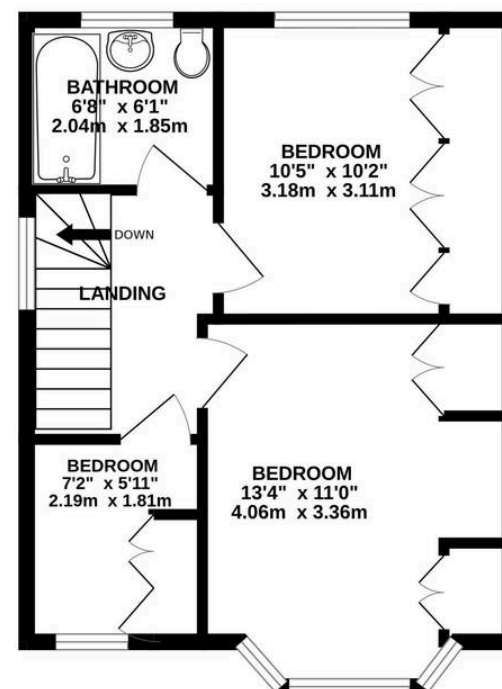
EPC Environmental Impact Rating: E



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



ORCHARD GROVE, EDGWARE, HA8 5BL

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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