



22 Buckingham Gardens, Edgware

Offers Over £575,000

**JOSEPH SCOTT**





## 22 Buckingham Gardens

Edgware, Edgware

Joseph Scott Presents -

A CHAIN FREE, Three Bedroom Two Bathroom Semi Detached House only 0.3 Miles from Canons Park Underground Station (Jubilee Line).

The ground floor offers a large open space reception room, seperate kitchen, downstairs bathroom and large coatroom upon entry. The garden backs onto The Hive playing fields and offers lots of green space for you to enjoy.

On the first floor there are two large double bedrooms with built-in wardrobes, a single bedroom and spacious family bathroom.

Benefits include being situated only 0.6 miles from Edgware High Street with local shops and amenities as well as Edgware Underground Trainstation (Northern Line). This property is also only 0.2 miles from Chandos Park providing you and the family with many enjoyable activities. Council Tax band: TBD

EPC Energy Efficiency Rating: D

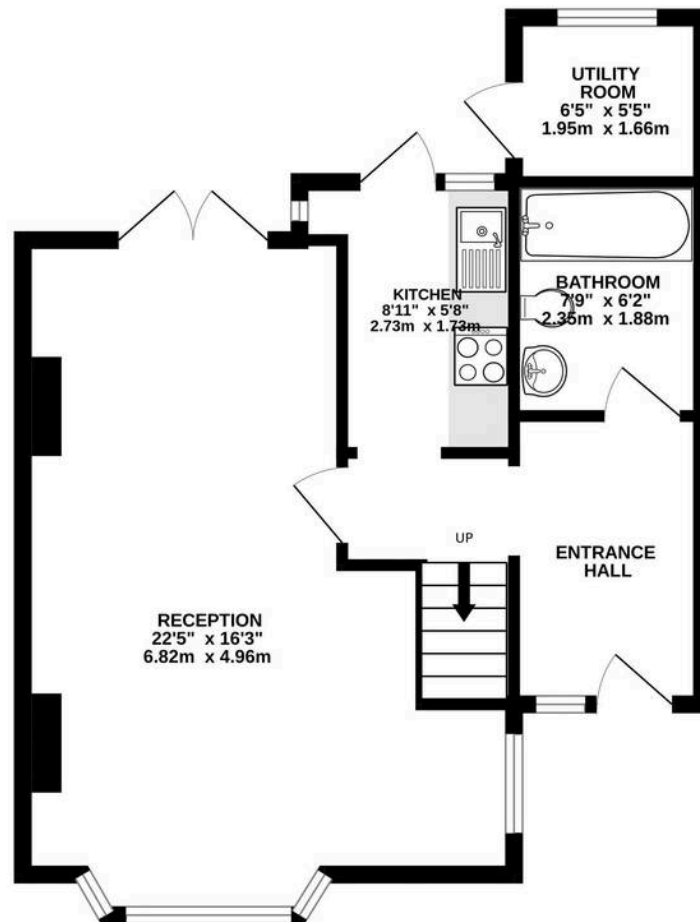
EPC Environmental Impact Rating: E



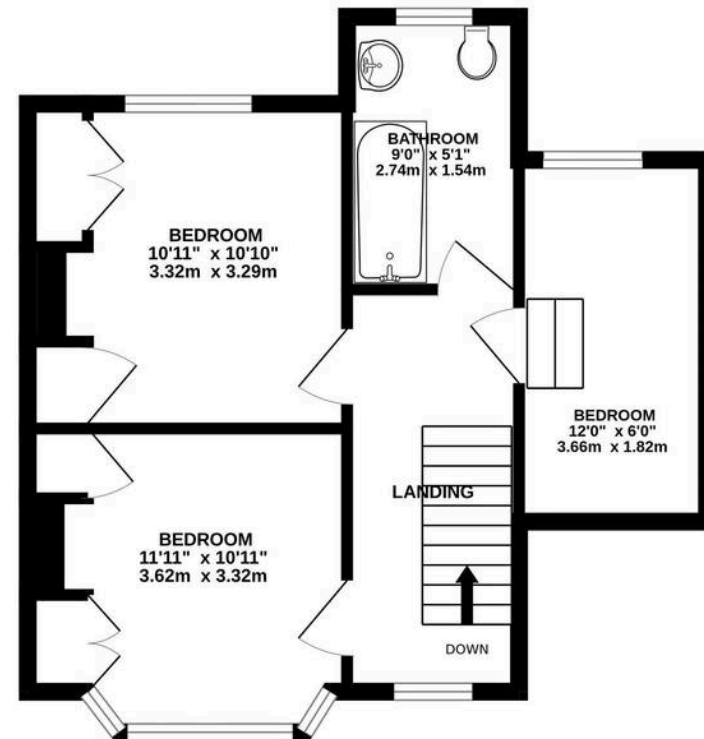




**GROUND FLOOR**  
499 sq.ft. (46.4 sq.m.) approx.



**1ST FLOOR**  
410 sq.ft. (38.1 sq.m.) approx.



**BUCKINGHAM GARDENS, EDGWARE, HA8 6NB**

**TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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