



37 Cressingham Road, Edgware  
£550,000

**JOSEPH SCOTT**





## 37 Cressingham Road

Edgware, Edgware

Joseph Scott Presents:

### **3-Bedroom Freehold House with Private Garden & Excellent Transport Links**

Situated on the sought-after Cressingham Road, this well-presented 3-bedroom terraced house offers 775 sq ft of living space, combining practicality, comfort, and convenience.

The ground floor features a separate kitchen-diner that opens directly onto a generous 50ft private rear garden. A bright reception room and a full family bathroom complete the downstairs layout.

Upstairs, the property offers three bedrooms and a modern shower room, making it a great fit for growing families. Further benefits include gas central heating, double glazing throughout, and off-street parking.

This home enjoys excellent transport connections, located just 0.6 miles from Mill Hill Broadway train station (Thameslink) and 0.7 miles from Burnt Oak tube station (Northern Line)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





# Cressingham Road, Edgware, HA8

Approximate Area = 775 sq ft / 71.9 sq m

For identification only - Not to scale

