



**8 Edrick Road, Edgware**

Offers Over **£425,000**

**JOSEPH SCOTT**



## 8 Edrick Road

### Edgware, Edgware

Presenting an immaculately maintained 2-bedroom mid-terraced house located a mere 0.8 miles from Edgware Underground Station, providing easy access to the Northern Line. This charming property is offered chain-free, ensuring a smooth and hassle-free transaction for potential buyers. Upon approaching the house, you are greeted by a private driveway, offering convenient off-street parking. Stepping inside, the interior of this brick-built residence exudes a sense of warmth and comfort. The house boasts two generously sized bedrooms, separate kitchen and living space and a family bathroom and an expansive garden to the rear. Ideal for first-time buyers, this property presents an amazing opportunity to step onto the property ladder. With considerations for prospective purchasers looking to utilise the government schemes, this house is LISA/HTB friendly. For those with future plans in mind, this property also offers potential for extension, subject to obtaining the relevant planning permissions. This possibility opens up a world of opportunity for expanding and customising the living space to suit individual preferences (STTP). This inviting home further benefits from its optimal location, being in close proximity to local amenities, schools, and transport links. The ease of access to Edgware Underground Station ensures excellent connectivity for daily commuting and exploring all that London has to offer. In summary, this 2-bedroom brick-built house represents a rare find in today's market. Its prime condition, convenient location, and versatility make it a desirable option for those seeking a well-rounded property investment. Whether you're a first-time buyer, an investor, or someone looking to expand and create their dream home, this property ticks all the boxes, offering a solid foundation for comfortable and convenient living.



Edrick Road, Edgware, HA8

Approximate Area = 680 sq ft / 63.1 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 818 sq ft / 75.9 sq m

For identification only - Not to scale

