



**130 Farm Road, Edgware**

Guide Price **£650,000**





## 130 Farm Road

Edgware, Edgware

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

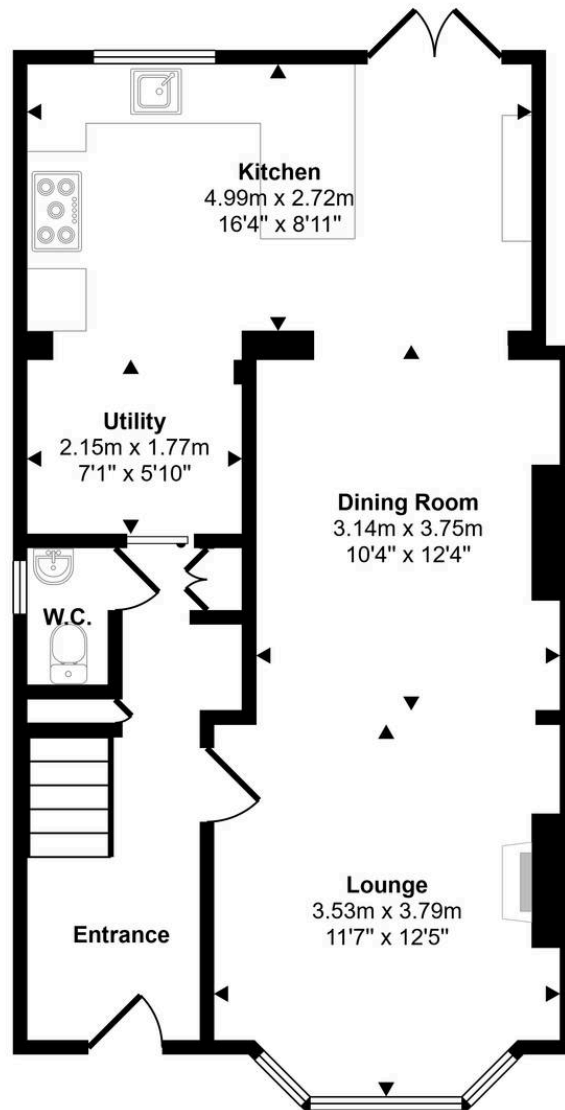
EPC Environmental Impact Rating: E

- Freehold
- Two double bedrooms with fitted wardrobes
- Three-bedroom semi-detached family home
- Modern fitted kitchen with breakfast bar and direct garden access
- Spacious open-plan living and dining area with bay-fronted reception
- Ground floor guest WC and first-floor family bathroom
- Double-glazed windows throughout
- Private rear garden with patio and lawn areas
- Driveway providing off-street parking and side access to the garden.
- Only 0.4 miles to Edgware Station (Northern Line) and 1.0 mile to Burnt Oak Station

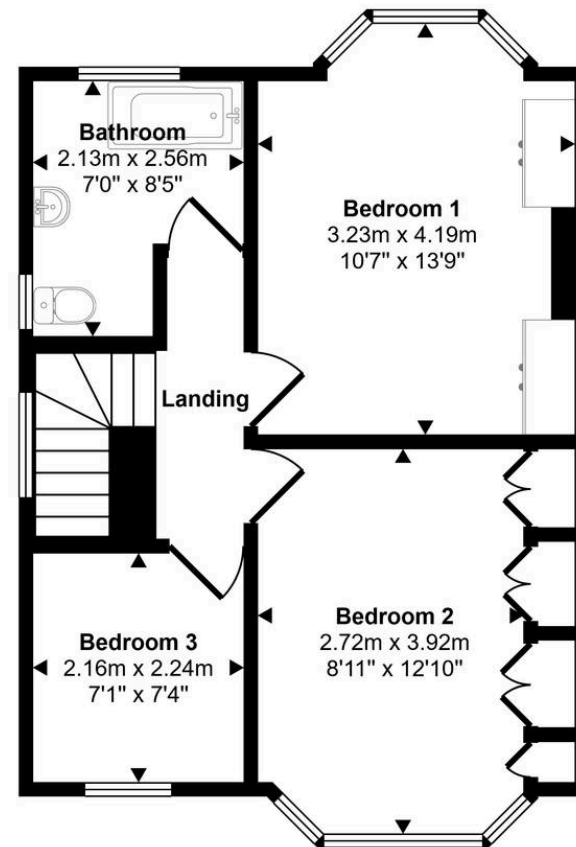




Approx Gross Internal Area  
95 sq m / 1023 sq ft



Ground Floor  
Approx 54 sq m / 579 sq ft



First Floor  
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.