



34 Edrick Road, Edgware

Offers Over £450,000

**JOSEPH SCOTT**





## 34 Edrick Road

Edgware, Edgware

A well presented two bedroom mid terrace home set on a quiet residential road, offering balanced accommodation over two floors. Conveniently located approximately 0.7 miles from Burnt Oak Underground Station (Northern Line), providing direct access into Central London.

The ground floor features a comfortable front reception room, a separate dining area and a modern fitted kitchen with direct access to a conservatory, creating a flexible additional living space overlooking the rear garden.

Upstairs offers two well proportioned bedrooms, both with fitted wardrobes, and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden with patio and lawn areas, a garden shed for storage, and a front driveway providing off street parking for at least two vehicles.

Ideally positioned close to Edgware town centre, local schools, shops and transport links, this property is well suited to first time buyers, downsizers and investors.

**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** C

