



1 Cressingham Road, Edgware

Guide Price £575,000

JOSEPH SCOTT



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Edgware, Edgware

Joseph Scott Presents –

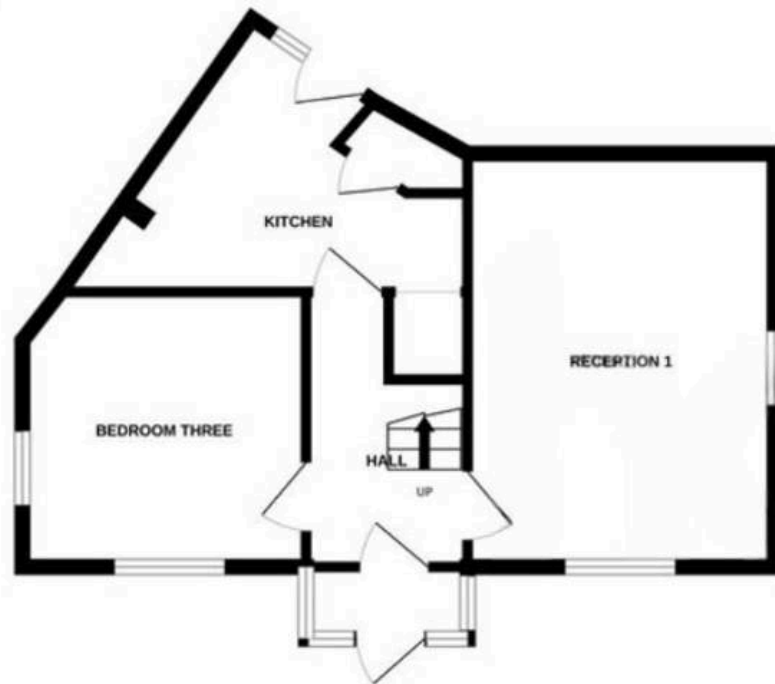
This attractive end of terrace, chain free, double fronted three bedroom family home is set on a generous corner plot and has been well maintained by its current owners. Benefiting from double glazed windows throughout, the property offers a balanced layout, excellent kerb appeal and immediate comfort, while also presenting clear potential for extension and enhancement subject to the necessary planning consents. Only 0.4 miles to Burnt Oak Station (Northern Line).

The ground floor provides well arranged living accommodation, with a welcoming entrance hall leading through to a spacious reception room filled with natural light. A separate kitchen sits to the rear, offering good storage and worktop space along with direct access to the garden, making it practical for day to day living and entertaining. A ground floor bedroom adds flexibility for families, guests or home working.

Upstairs, you are welcomed by a spacious landing leading to the principal double bedroom with a built in wardrobe, alongside a further smaller double bedroom with a fitted wardrobe. Both rooms benefit from bay windows allowing excellent natural light. A well sized, fully tiled family bathroom completes the first floor. The layout is simple and functional, with good ceiling heights and pleasant outlooks, allowing buyers to move straight in while also offering scope to modernise or reconfigure over time.



GROUND FLOOR



1ST FLOOR



CRESSINGHAM ROAD HA8

TOTAL FLOOR AREA : 872sq.ft. (81.0 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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