



84 Farm Road, Edgware

Offers Over £750,000

**JOSEPH SCOTT**



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## 84 Farm Road

Edgware, Edgware

- Semi detached family home arranged over three floors
  - Flexible accommodation with multiple bedrooms
  - Principal bedroom with en suite shower room
  - Separate lounge and dining room
  - Generous rear garden with patio area
  - Substantial garden outbuilding suitable for home office use
  - Well balanced internal layout with good storage throughout
  - Approximately 0.5 miles to Edgware station (Northern Line)
  - Close to Broadfields Primary School, rated Good by Ofsted
  - Approximately 1.2 miles to Mill Hill station (Thameslink) Freehold
- Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Farm Road Edgware, HA8 9LT  
 Total Gross Internal Area  
 House = 1313 sq ft / 122 sq metres  
 Outbuilding = 118 sq ft / 11 sq metres  
 Total = 1431 sq ft / 133 sq metres  
 (Excluding Eaves Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.