



**31 Mill Ridge, Edgware**

Guide Price £850,000

**JOSEPH SCOTT**





## 31 Mill Ridge

Edgware, Edgware

### Joseph Scott Presents –

A well-presented and extended three bedroom detached family home offering spacious, versatile living in a desirable residential location, just 0.6 miles from Edgware station (Northern line).

The ground floor features a welcoming hallway with downstairs WC, a bright bay-fronted reception room flowing into a separate dining area, and a thoughtfully extended rear with a well-equipped kitchen, garden access, and a rear lounge creating seamless indoor-outdoor flow. The garage is also accessed from here.

Upstairs, three well-proportioned bedrooms all benefit from fitted wardrobes. The extended principal bedroom includes a private en-suite, with a family bathroom serving the remaining rooms.

Externally, a generous south-facing rear garden combines patio and lawn, with side access to the garage and a spacious front driveway.

Close to local amenities, parks, schools and transport – 1.0 miles to Canons Park (Jubilee line). Freehold.

**Council Tax:** Band F | **EPC:** E (Efficiency) / F (Environmental)







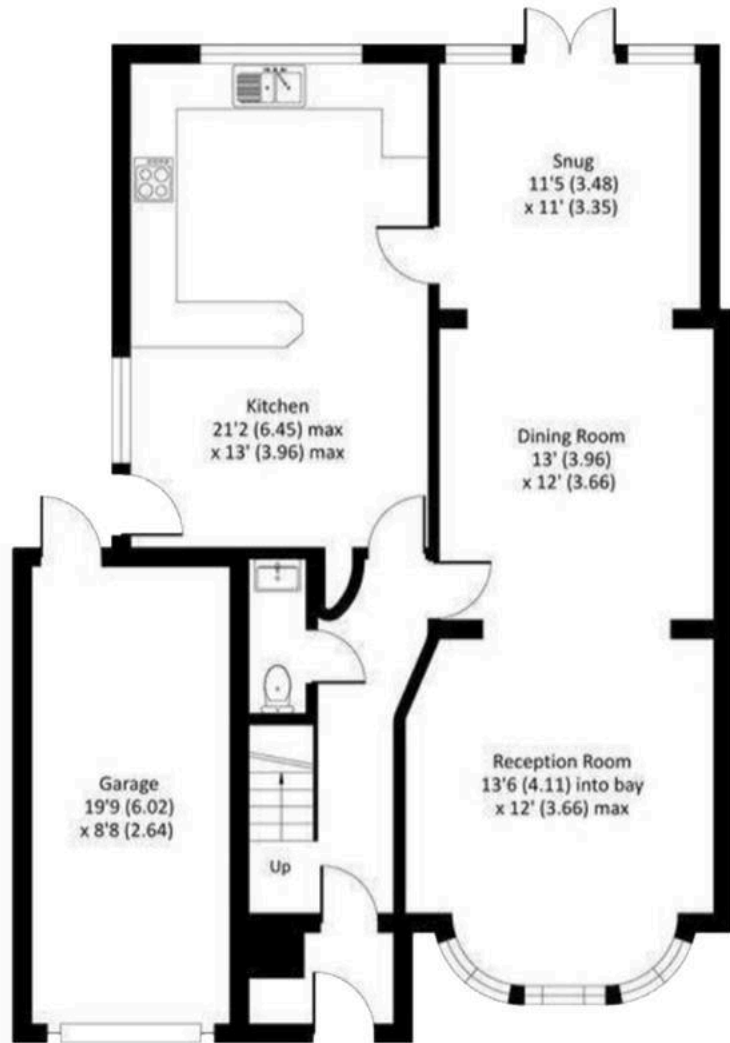
## Mill Ridge, Edgware, HA8 7PE

Approximate Area = 1663 sq ft / 154 sq m

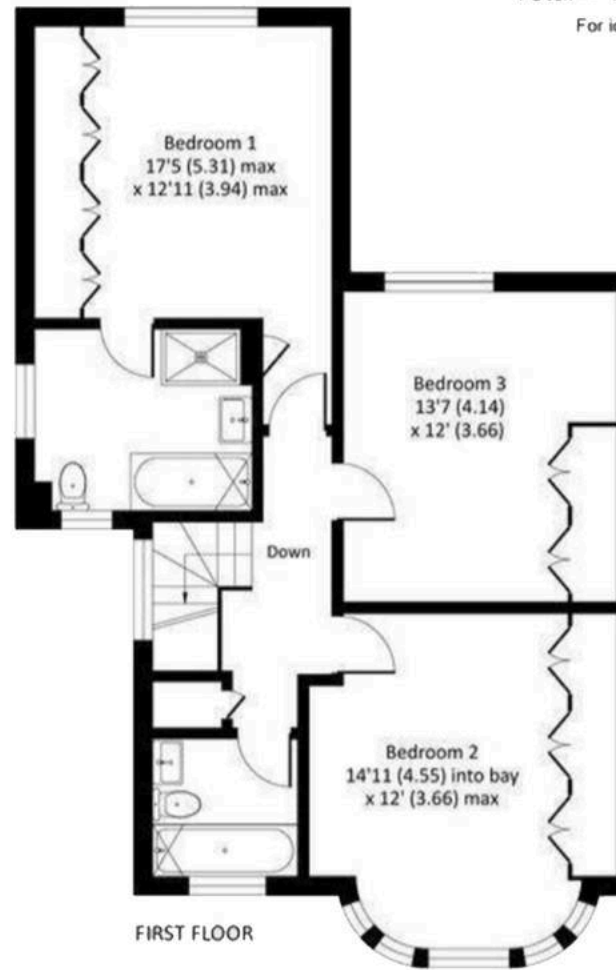
Garage = 173 sq ft / 16 sq m

Total = 1836 sq ft / 170 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

### Disclaimer:

These floor plans are for guidance only and are not to scale. All measurements are approximate and should not be relied upon as a statement of fact. Any fixtures, fittings and furniture shown are for illustrative purposes only and are not included in the sale. Prospective buyers are advised to carry out their own due diligence and verify measurements independently.