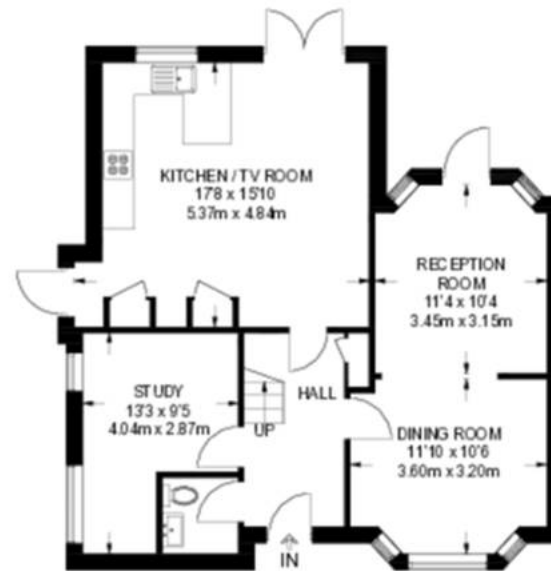




**31 Morley Crescent, Edgware**

Offers Over **£669,950**

**JOSEPH SCOTT**



**GROUND FLOOR**  
**714.4 SQ FT / 66.4 SQ M**



**FIRST FLOOR**  
**385.9 SQ FT / 35.9 SQ M**

**APPROXIMATE GROSS INTERNAL AREA**  
**1100.5 SQ FT / 102.2 SQ M**

**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.



## 31 Morley Crescent

Edgware

FREEHOLD | SEMI DETACHED HOUSE

This well presented three bedroom semi detached family home offers spacious and versatile accommodation throughout. Approximately 1.3 miles to Edgware station (Northern line).

The ground floor comprises a bright reception room, a separate dining room and a spacious fitted kitchen with ample worktop space, as well as a lounge area. A separate study provides the ideal home office, while a guest WC and welcoming entrance hall complete this floor.

The first floor offers two generous double bedrooms, both benefiting from fitted wardrobes, a single bedroom and a modern family bathroom.

Externally, the property benefits from a private rear garden, while the front offers off street parking via a driveway, as well as side access to the garden from the front. Close to local amenities, shops, parks, transport links and schools such as Saracens Broadfields Primary School and Nursery, rated Good by Ofsted, and Northway School, which has been recognised as a Healthy School and holds the Artsmark Silver Award, making this an excellent choice for families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

