

Gibbs Green, Edgware, HA8

£700,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™



Summary:

****IN CATCHMENT FOR LOCAL SCHOOLS AND WITHIN REACH OF MILL HILL BROADWAY, THAMESLINK STATION AND EDGEWARE TUBE STATION **** Three bed double fronted extended semi detached house located on the corner of a popular residential turning. The property is entered via an open plan porch leading straight into a spacious and bright hallway. The ground floor comprises of a through lounge and dining room with sliding doors to a good size garden. The kitchen and breakfast room is at the rear with garden access. There is a further reception room which could be used as playroom or study.

Viewings 7 days a week between 6am & 10pm Close to local amenities

Driveway with ample parking space

Sought after location

Edgware Underground less than a mile

Catchment for Mathilda Marks-Kennedy Primary

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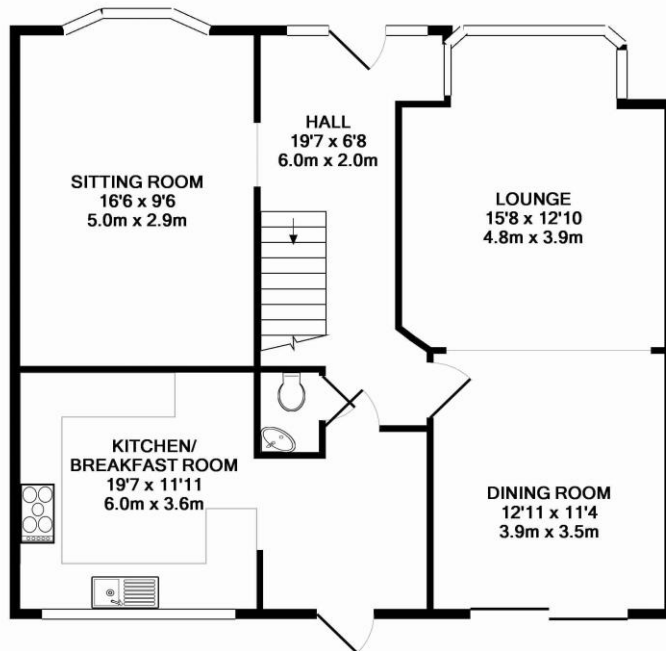
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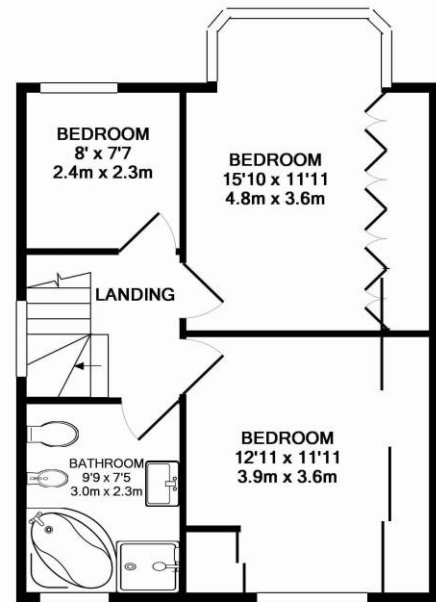
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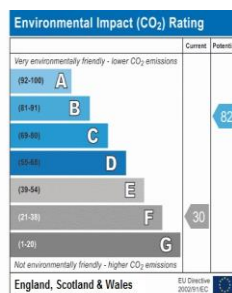
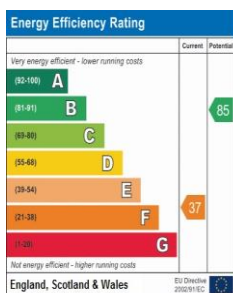
GROUND FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1396 SQ.FT. (129.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Freehold

Council Tax: F

Local Authority: London Borough of Barnet

EPC Rating: F

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.