









# 82 Montrose Avenue, Edgware, HA8 0DT **Asking Price £599,950**

A Three Bedroom Semi-Detached Family Home, in this popular Edgware Location close to local transport and amenities.

Accommodation comprises Three Bedrooms, Reception Room/Diner and Kitchen.

Features include a driveway, a private garden and a garage.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens.

Call now to view!

### **Exterior**



Dining Area



**Entrance Hallway** 



Kitchen 13'0" x 5'11" (3.97 x 1.81)



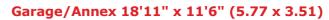
Reception Area 27'9" x 10'9" (8.48 x 3.28)



Bedroom One 15'1" x 10'9" (4.60 x 3.28)



## Bedroom Two 12'4" x 10'9" (3.78 x 3.28)







Bedroom Three 9'1" x 5'11" (2.77 x 1.82)

**En-Suite** 





**Family Bathroom** 

Garden

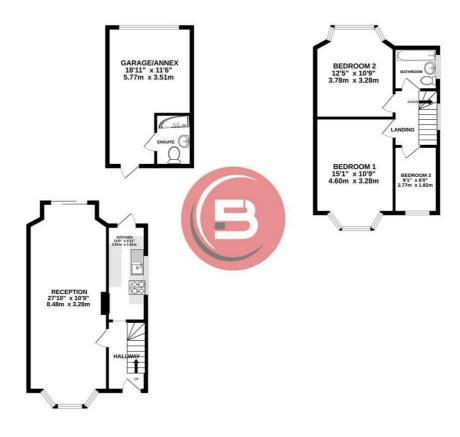




**Rear Aspect** 



GROUND FLOOR 614 sq.ft. (57.1 sq.m.) approx. 1ST FLOOR 411 sq.ft. (38.2 sq.m.) approx.



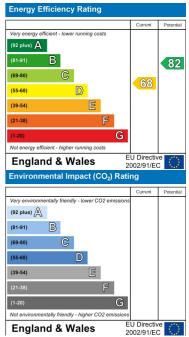
TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the flooping contained been, measurements of doors, window, somes and any other times are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been lessed and no guarantee as to their operability or efficiency can be given.

### Area Map

# Barnet Burnt Oak Leisure Centre Royal Air Force Museum London MI Royal Air Force Museum London MI Map data ©2025

### **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

