

Farm Road, HA8

4 2 2

Guide Price £775,000 to £800,000 Freehold

Situated on Farm Road in Edgware, this impressive four-bedroom semi-detached family home is arranged over three well-planned floors and offers generous, versatile accommodation throughout. The ground floor comprises a welcoming entrance hallway, guest WC, utility room, fitted kitchen, spacious living/reception room and a useful summer room/storage area. The first floor provides three bedrooms, including two comfortable double bedrooms and a single bedroom, together with a family bathroom and landing area. The entire second floor is dedicated to a substantial principal bedroom suite, featuring an en-suite shower room, walk-in wardrobe and additional storage room.

KEY FEATURES

- SPACIOUS SEMI-DETACHED FAMILY HOME
- GENEROUS DRIVWAY FOR TWO VEHICLES
- IMPRESSIVE OPEN-PLAN LIVING & DINING SPACE
- CONTEMPORARY FITTED KITCHEN WITH CENTRAL ISLAND
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE REAR GARDEN WITH LAWN & PATIO ENTERTAINING AREA
- SUBSTANTIAL SUMMER/GARDEN ROOM





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Externally, the property benefits from a private rear garden combining paved and lawned areas, providing an ideal space for outdoor dining, entertaining and family enjoyment, while the generous driveway offers parking for multiple vehicles. The combination of well-proportioned living space, four bedrooms and excellent storage, make this an appealing and versatile family home.

The property is ideally positioned for the many amenities and conveniences of Edgware, with local shops, supermarkets, cafés, restaurants and everyday facilities all within easy reach, including the Broadwalk Shopping Centre and Sainsbury's on Station Road. For commuters, Edgware Underground Station is approximately 500 metres away, providing access to the Northern line, while Mill Hill Broadway and Burnt Oak stations are also within convenient reach. Families are particularly well served by a selection of nearby schools, including Beit Shvidler Primary School, which was rated Good by Ofsted at its latest inspection in October 2024, and Deansbrook Junior School, also rated Good at its March 2023 inspection. At secondary level, Canons High School was rated Good in January 2023. The area also benefits from attractive green spaces and leisure facilities, including Canons Park and Barnet Burnt Oak Leisure Centre, making this a well-connected and convenient location for both families and commuters.









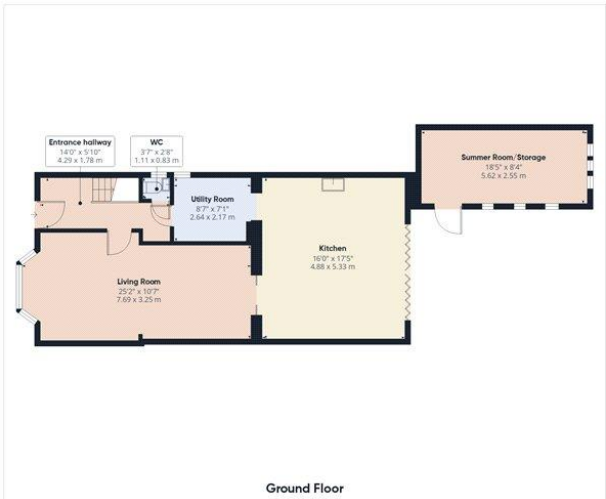






MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1580 ft²

146.8 m²

Reduced headroom

62 ft²

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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