



BRINKBURN GARDENS, EDGWARE, MIDDLESEX, HA8

**£730,000 FREEHOLD**

## FULL OF POTENTIAL 4/5 BEDROOM SEMI-DETACHED HOUSE

- COUNCIL TAX BAND E - BRENT

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This spacious semi-detached home is ideally located in a well-connected area. The ground floor offers an abundance of living space, including a large through lounge, an extensive kitchen/diner, utility room, a versatile fifth ground-floor bedroom, and total of three W/C's on this floor. The first floor comprises four well-proportioned bedrooms, one with an en suite, and all served by a family bathroom. Externally, the property boasts a well-proportioned garden and the added convenience of off-street parking. Conveniently situated close to regarded local schools, including Kingsbury High School and Roe Green Primary School. The amenities of Kingsbury and Queensbury are within three-quarters of a mile, along with Kingsbury and Queensbury Underground stations (Jubilee Line), providing excellent transport links for commuters. Offering huge potential, this is an ideal home for a growing family looking to create and personalise their perfect

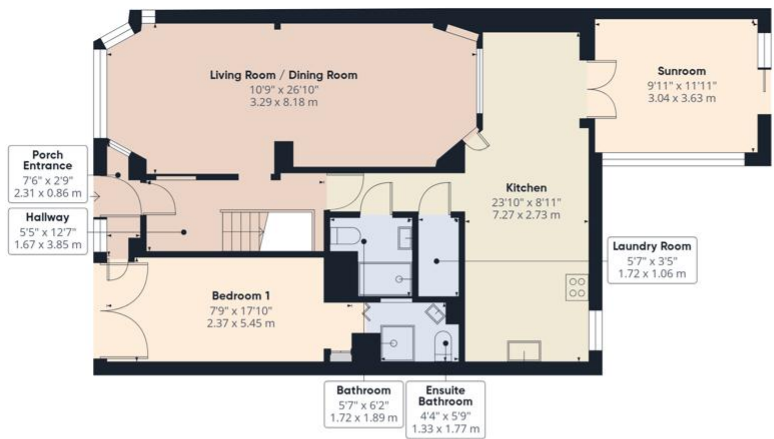


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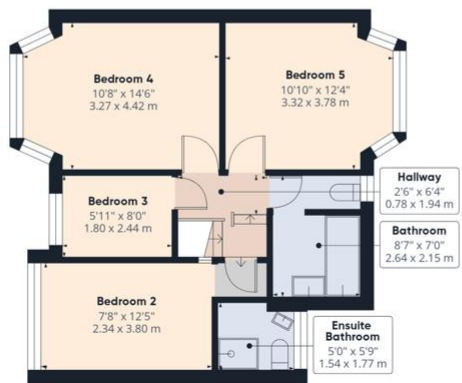


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Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
1461 ft<sup>2</sup>  
135.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		