



CALDER GARDENS, EDGWARE, MIDDLESEX, HA8  
**£685,000 FREEHOLD**

## THREE BEDROOM SEMI DETACHED HOUSE WITH DEVELOPMENT POTENTIAL

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Offered with no onward chain, this three-bedroom semi-detached house presents a fantastic opportunity for buyers looking to add value and create their ideal home. Located just minutes from Queensbury Station (Jubilee Line) and local shops, and amenities, the property is perfectly positioned for convenience and connectivity. The home features two reception rooms, a fitted kitchen, and three well-proportioned bedrooms. While in need of modernisation, the property offers excellent scope for improvement and personalisation with significant space for development potential to the side to create an additional dwelling (STPP), making this an attractive proposition for both homeowners and investors alike. Further benefits include off-street parking via a private driveway, a generous rear garden with an outbuilding for storage, and the rare chance to secure a property in such a sought-after location with superb growth potential.



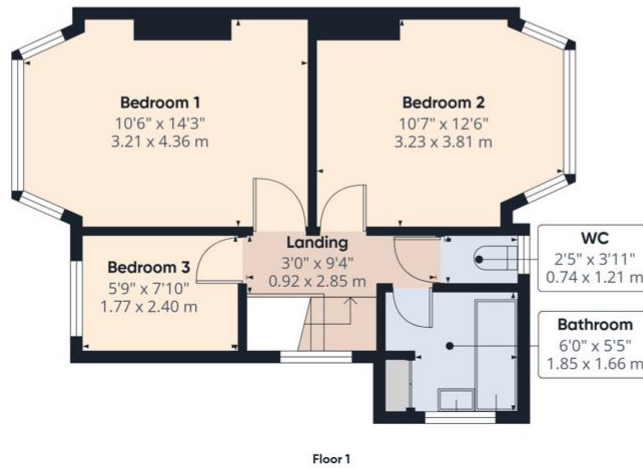
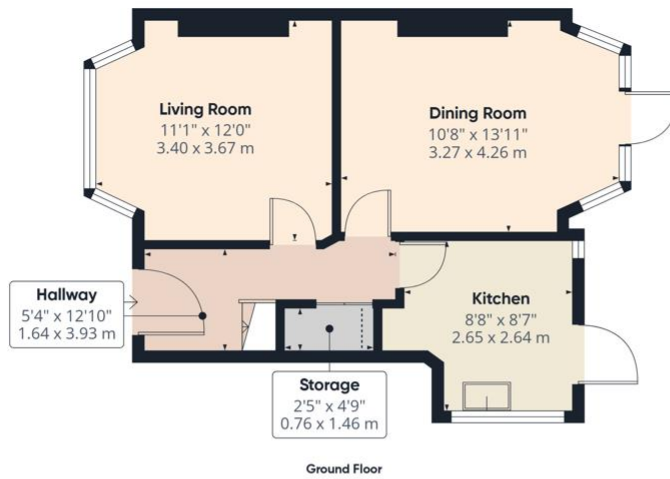
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**Approximate total area<sup>(1)</sup>**

802 ft<sup>2</sup>  
74.4 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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.

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** E - Brent

All figures that are shown were correct at the time of printing.

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