



### 3 bed terraced house to buy in

Waltham Drive, Edgware, London, HA8 5PH

**£450,000** Starting Bid

 x 3  x 2  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Front & Rear Garden
- ✓ Well located
- ✓ Excellent condition throughout
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A lovely house located within the ever-popular Beverly Drive Estates.

Offering a newly renovated house comprising a large reception to the front aspect with a bay window, an extended rear reception room, a fully fitted kitchen, a utility area, a guest WC and stairs leading to three bedrooms and a bathroom with a separate toilet.

Very well located close to local shops and amenities, and Queensbury Underground Station ( Jubilee Line )

Chain Free

Freehold

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Terraced House

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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