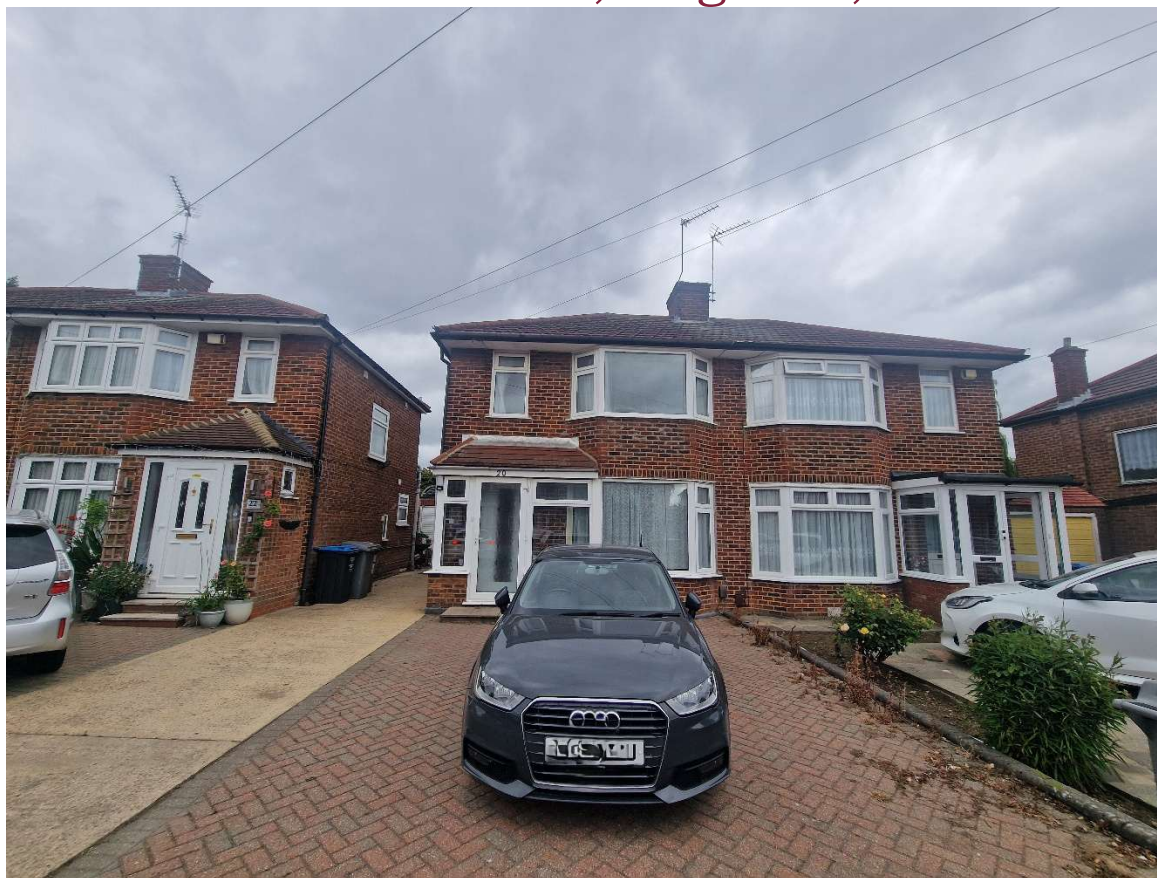




*ESTATE & LETTINGS AGENTS*

## Calder Gardens, Edgware, HA8



## FOR SALE £575,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

**Welcome to the market this well-presented 3-bedroom semi-detached home located in the highly desirable area of Edgware.**

This charming property features a spacious through-lounge, a modern fitted kitchen, and a versatile downstairs study—perfect for working from home. Upstairs offers three generously sized bedrooms and a contemporary family bathroom.

Refurbished just a year ago, the house is in excellent condition throughout. The front provides a private driveway with off-street parking, while the rear boasts a well-maintained lawned garden and a convenient garage.

Positioned in an enviable location, it sits within close proximity to popular local schools including Canons High School, Krishna Avanti Primary, Stag Lane Junior, and Camrose Nursery & Primary. Excellent transport links are also nearby, with Queensbury Station (Jubilee Line) just a short walk away, as well as Queensbury Parade offering a variety of bus routes and shopping amenities.

**Offered chain-free, this property is an ideal purchase for families and commuters alike.**



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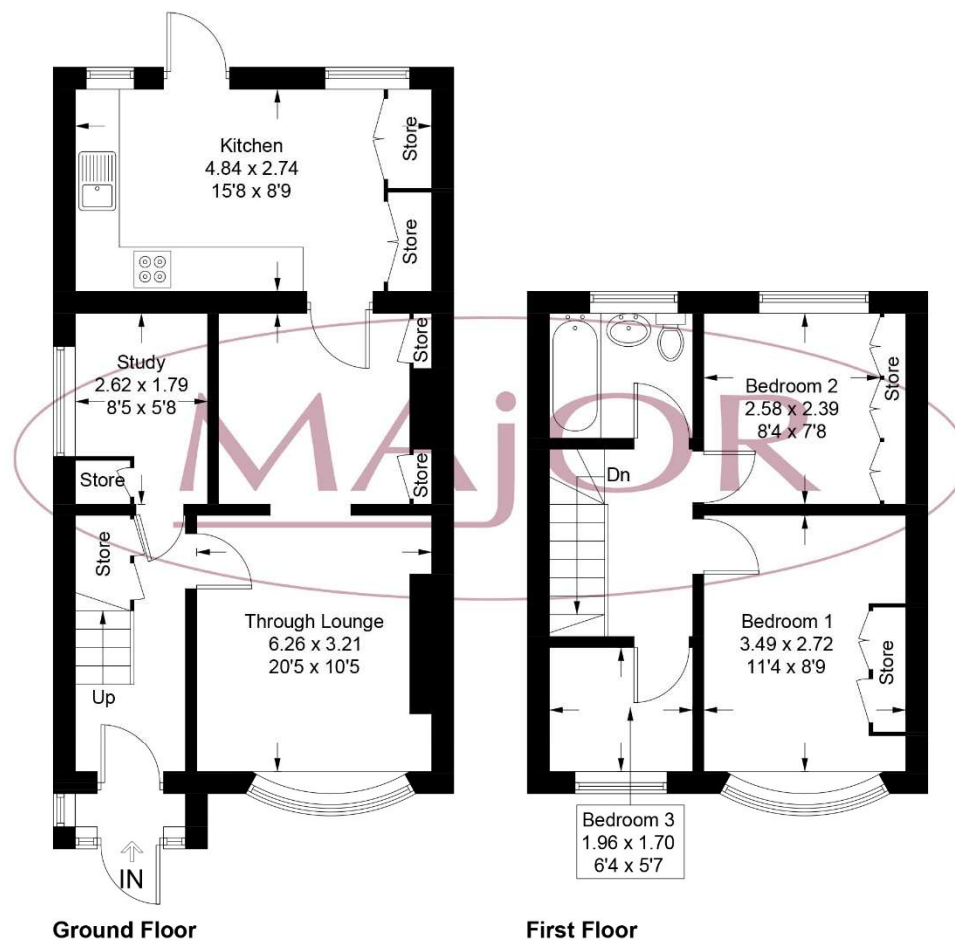


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| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>85 B</b> |
| 69-80 | <b>C</b>      | <b>69 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

## Floor Plan



Approximate Gross Internal Area = 76.8 sq m / 827 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217985)

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### **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

### **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



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