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Orange Hill Road, HA8 0TL

Offers In Excess Of £425,000

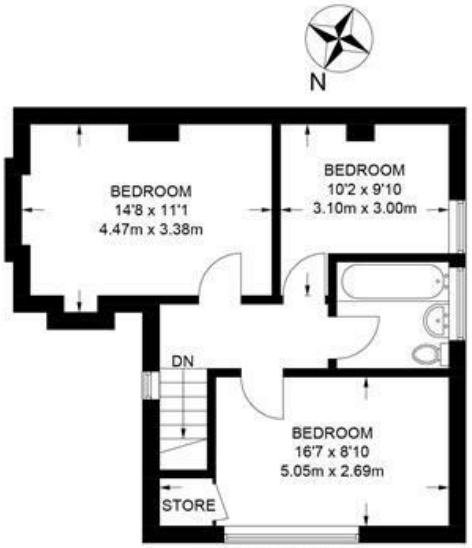
This charming three-bedroom freehold home situated on the popular Orange Hill Road in Edgware, HA8. Spanning approximately 78 square metres over two levels, the property offers well-balanced living accommodation, making it ideal for families, first-time buyers, or investors seeking strong rental potential.

The ground floor features two spacious reception rooms, perfect for entertaining or creating a separate dining and living area. A well-proportioned kitchen provides ample storage and worktop space, with direct access to the rear garden. Upstairs, the first floor comprises three comfortable bedrooms and a family bathroom, offering a practical and flexible layout for everyday living.

For outdoor leisure, Watling Park is just a short walk away, offering open green space, a children's playground, and tranquil walking routes along the Silk Stream. The area is also well-served by highly-rated schools, such as Barnfield Primary School and Kingsbury High School, as well as medical facilities like Edgware Community Hospital.

Located just a 5-minute walk from Burnt Oak Underground Station (Northern Line), the property boasts excellent transport links, allowing for an easy commute into Central London. You'll also benefit from a variety of local amenities including shops, restaurants, supermarkets, and cafes along nearby Burnt Oak Broadway.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



FIRST FLOOR
476 SQ FT / 44.2 SQ M

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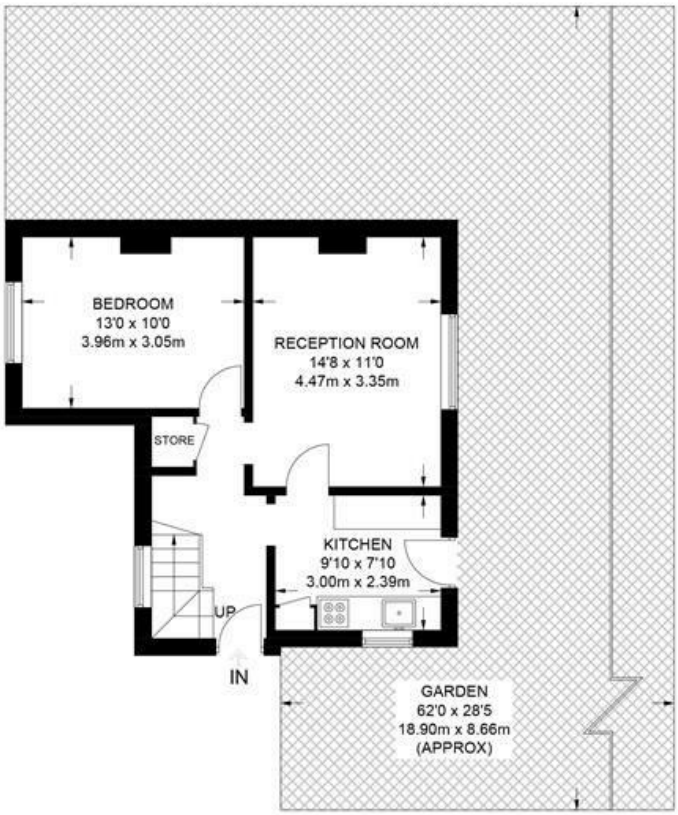
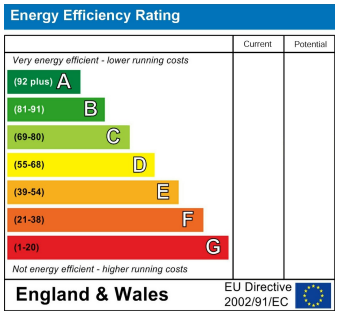
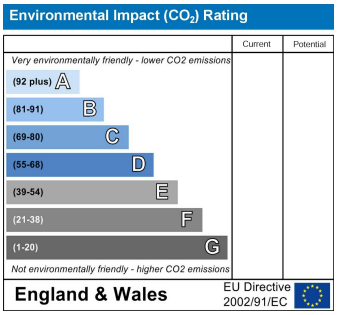


GROUND FLOOR
469 SQ FT / 43.6 SQ M

APPROXIMATE GROSS INTERNAL AREA
945 SQ FT / 87.8 SQ M

This plan has been drawn for illustrative and identification purposes only.