





Three Bedroom Extended Semi Detached Family Home!

JOSEPH SCOTT









JOSEPH SCOTT SAY....

Joseph Scott are proud to present this exclusive brand new instruction! A semi detached three bedroom house with a rear extension! This is a well maintained and love family home, positioned perfectly in regards to local schools, transport links and close amenities. The property offers you a spacious kitchen which is open plan to a dining area, you also benefit from having a separate reception room. The first floor further offers two double bedrooms plus a single and a family bathroom.

THE OWNERS SAY....

We have lived in this home for many years and loved it very much. The location is perfect for families as there are local schools, public transport links and shopping facilities all within walking distance.

KEY FEATURES....

- Through kitchen/diner
- Additional reception room
- Private rear garden
- Driveway
- Close to transport links
- Close to local schools





020 8906 2244

First Floor

172-174 Deans Lane, Edgware, Middlesex HA8 9NT

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Ground Floor Approx. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 101.8 sq. metres (1095.5 sq. feet)

Energy Performance Certificate

Deans Lane, EDGWARE, HA8 9PD

Dwelling type: Semi-detached house Date of assessment: 28 January 2016 Date of certificate: 28 January 2016

2388-1083-7219-4926-1910 Reference number: Type of assessment: RdSAP, existing dwelling Total floor area:

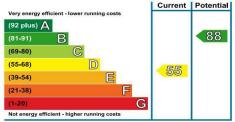
Use this document to:

Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,741 Over 3 years you could save £ 2,064 Estimated energy costs of this home Current costs Potential future savings Potential costs Lighting £ 354 over 3 years £ 186 over 3 years £ 1.257 over 3 years Heating £ 2 811 over 3 years Hot Water £ 576 over 3 years £ 234 over 3 years Totals £ 3,741 £ 1,677

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient Typical savings Available with Indicative cost Recommended measures over 3 years Green Deal 1 Increase loft insulation to 270 mm £100 - £350 2 Internal or external wall insulation £4,000 - £14,000 £ 1,008 £4,000 - £6,000 £ 120 3 Floor insulation (solid floor)

See page 3 for a full list of recommendations for this property

To find out more about the recommended measures and other actions you could take today to save mww.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal m

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