



## Teignmouth Close, Queensbury

- Three Bedrooms
- Separate Kitchen
- Private Garden
- Close to Queensbury Station
- EPC (E)

- Two Reception Rooms
- Off Street Parking
- Close to Local amenities
- Short walk to primary and High Schools
- Semi-detached house in Edgware

**£525,000**

**Tenure: Freehold**

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# Teignmouth Close, Queensbury

## DESCRIPTION

Welcome to this charming semi-detached family home, ideally situated on the quiet and popular Teignmouth Close in Queensbury, Edgware. Offering approximately 961 sq ft of well-proportioned accommodation, this attractive property provides comfortable living space within a highly convenient residential location.

The ground floor features a welcoming reception room, creating an ideal setting for both everyday living and entertaining. The layout is flexible and well balanced, with plenty of natural light enhancing the sense of space throughout the home.

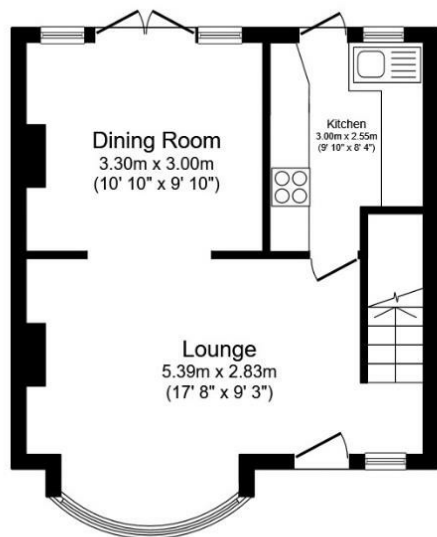
To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation and versatility to suit family living, guests, or home office use. A well-positioned family bathroom serves the bedrooms, providing practicality and ease of use.

Externally, the semi-detached design offers a good level of privacy while still enjoying a strong sense of community. The rear garden is a generous outdoor space, predominantly laid to lawn with a paved patio area close to the house, perfect for outdoor seating or dining. Enclosed by fencing and walls, the garden provides excellent privacy and scope for landscaping or further enhancement.

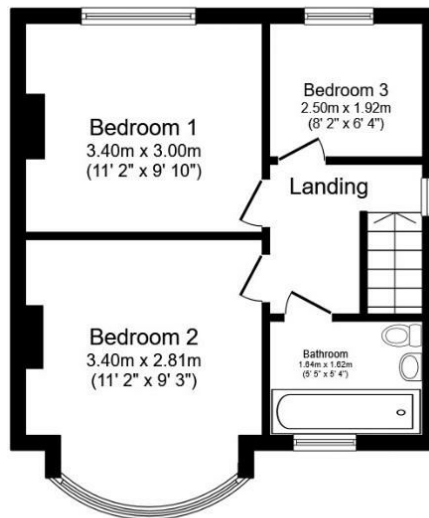
The surrounding area is well regarded for its access to local amenities, including shops, parks, and reputable schools, making it particularly appealing to families. Excellent transport links are also within easy reach, providing straightforward access to surrounding areas and central London.

This property represents a fantastic opportunity for buyers seeking a long-term home in a desirable and well-connected neighbourhood. Early viewing is highly recommended to fully appreciate the space, location, and potential on offer.

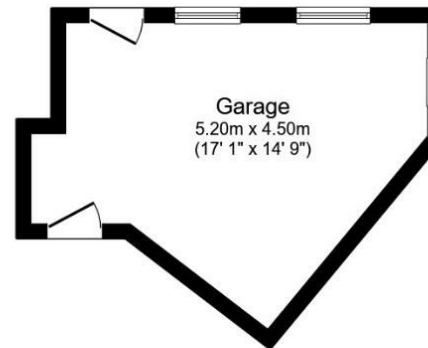




Ground Floor



First Floor



Garage

Total floor area 89.3 sq.m. (961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

Tel: 0203 667 1333 Email:

[stanmore@hunters.com](mailto:stanmore@hunters.com) <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---------------------------------------------|---------|-----------------------------------------------------------------|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| (92 plus) <b>A</b>                          |         | (92 plus) <b>A</b>                                              |         |
| (81-91) <b>B</b>                            |         | (81-91) <b>B</b>                                                |         |
| (69-80) <b>C</b>                            |         | (69-80) <b>C</b>                                                |         |
| (55-68) <b>D</b>                            |         | (55-68) <b>D</b>                                                |         |
| (39-54) <b>E</b>                            |         | (39-54) <b>E</b>                                                |         |
| (21-38) <b>F</b>                            |         | (21-38) <b>F</b>                                                |         |
| (1-20) <b>G</b>                             |         | (1-20) <b>G</b>                                                 |         |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales                             |         | England & Wales                                                 |         |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                                         |         |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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