



## Leighton Close, , Edgware, HA8 5SE

- Seven bedrooms with en suite bathrooms
- Spacious reception room
- Highly sought-after location
- Near reputable local
- Immaculately maintained throughout
- Well-equipped contemporary kitchen
- Close to public transport links

**£6,200 Per Month**



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## DESCRIPTION

Presenting an outstanding opportunity to let this immaculate seven-bedroom, seven-bathroom semi-detached residence, perfectly positioned in a highly sought-after location with convenient public transport links. With an impressive array of accommodation, this home has been meticulously maintained and thoughtfully appointed to cater to contemporary lifestyles.

Upon entry, residents are greeted by a tastefully designed and spacious reception room, ideal for relaxation or entertaining guests. The well-equipped kitchen blends style with practicality, offering ample space for culinary pursuits. Each of the seven generously proportioned bedrooms benefits from en suite facilities, ensuring privacy and comfort for all occupants.

Outside, the property boasts a delightful garden, providing a tranquil space for outdoor leisure or social gatherings in the warmer months. The home further benefits from its desirable location, placing a range of local amenities, reputable schools, and attractive green spaces within easy reach.

Council Tax Band D applies, offering a balanced approach to annual outgoings for such a substantial property. Whether seeking a distinguished family home or executive accommodation for sharers, this residence promises to meet the highest standards of modern living.

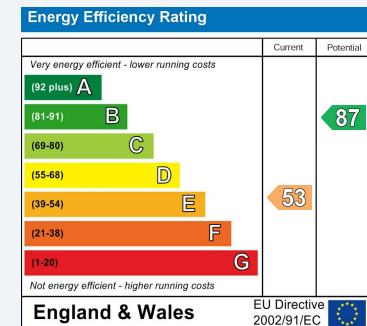
An early viewing is highly recommended to fully appreciate the calibre and scale of this exceptional semi-detached home. Please contact our office to arrange your viewing appointment and secure your place in this vibrant and well-connected neighbourhood.





## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [stanmore@hunters.com](mailto:stanmore@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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