









# 42 Merlin Crescent, Edgware, HA8 6JE Asking Price £699,950

A spacious, four-bedroom, two bathroom family home in this desirable Edgware location.

Accommodation comprises Four Bedrooms, Two Bathrooms and Three Reception Rooms.

Features include an entrance porch, a guest cloakroom, a private garden, and off-street parking.

Situated in this ideal location close to transport, local schooling (including Krishna Avanti and Camrose Primary) and Chandos recreational ground.

Call vendor's agents Benjamin Stevens now to arrange a viewing!

# **Entrance Hallway**



Reception Room 12'9 (into bay) x 11'3 (3.89m (into bay) x 3.43m)



Kitchen/Dining Room 17'6 (max) x 12'4 (max) (5.33m (max) x 3.76m (max))



**Kitchen Area** 



**Guest Cloakroom** 



Dining Room 17'5 x 9'6 (5.31m x 2.90m)



# Bedroom Two 12'4 x 10'2 (3.76m x 3.10m)



Bedroom Three 13'7 (into bay) x 10'7 (4.14m (into bay) x 3.23m)



Bedroom One 18'1 (max) x 10'5 (max) (5.51m (max) x 3.18m (max))



Bedroom Four 7'1 x 6'11 (2.16m x 2.11m)



**En-suite** 



# Garden



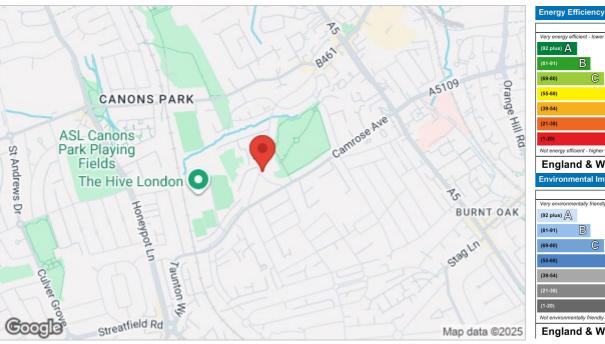
# **Rear aspect**



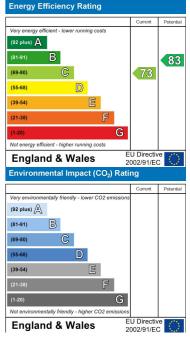
#### Merlin Crescent, Edgware, HA8 6JE Approximate Area = 1274 sq ft / 118.3 sq m Including Limited Use Area(s) = 71 sq ft / 6.5 sq mOutbuilding = 28 sq ft / 2.6 sq m Total = 1373 sq ft / 127.4 sq mFor identification only - Not to scale Bedroom 3 13'7 (4.08) into bay x 10'7 (3.23) Bedroom 2 Bedroom 1 18'1 (5.50) max x 10'5 (3.18) max Bedroom 4 7'1 (2.15) x 6'11 (2.11) FIRST FLOOR SECOND FLOOR Garden Approximate 49'3 (15.00) x 20'10 (6.34) Reception Room Kitchen / Dining Room 17'6 (5.34) max x 12'4 (3.77) max 12'9 (3.89) into bay x 11'3 (3.34) max Dining Room 17'5 (5.30) x 9'6 (2.89) 6'7 (2.00) ×43 (1.30) **GROUND FLOOR**

Floor plant produced in accordance with RICS Property Measurement 2nd Edicion, Incorponiting International Property Measurement Standards (IPMS2 Residential),

# Area Map



# **Energy Efficiency Graph**



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