



**BENJAMIN
STEVENS.**
estate agents



5 Hutton Row Pavilion Way, Edgware, HA8 9YN

Offers Over £449,950

A Freehold Two Double Bedroom Family Home in this popular Edgware location.

Accommodation comprises Two Double Bedrooms, Lounge, and fully fitted Kitchen/Diner.

Features include a very well maintained South Facing garden with patio area, and allocated parking.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens - Call now to view!

Lounge 15'9 x 11'6 (4.80m x 3.51m)



Lounge (alt view)



Kitchen 11'6 x 8'3 (3.51m x 2.51m)



Bedroom One 11'6 x 9'5 (3.51m x 2.87m)



**Bedroom Two 9'3 (to wardrobes) x 7'9 (2.82m
(to wardrobes) x 2.36m)**



Bathroom 6'8 x 5'5 (2.03m x 1.65m)



Patio area



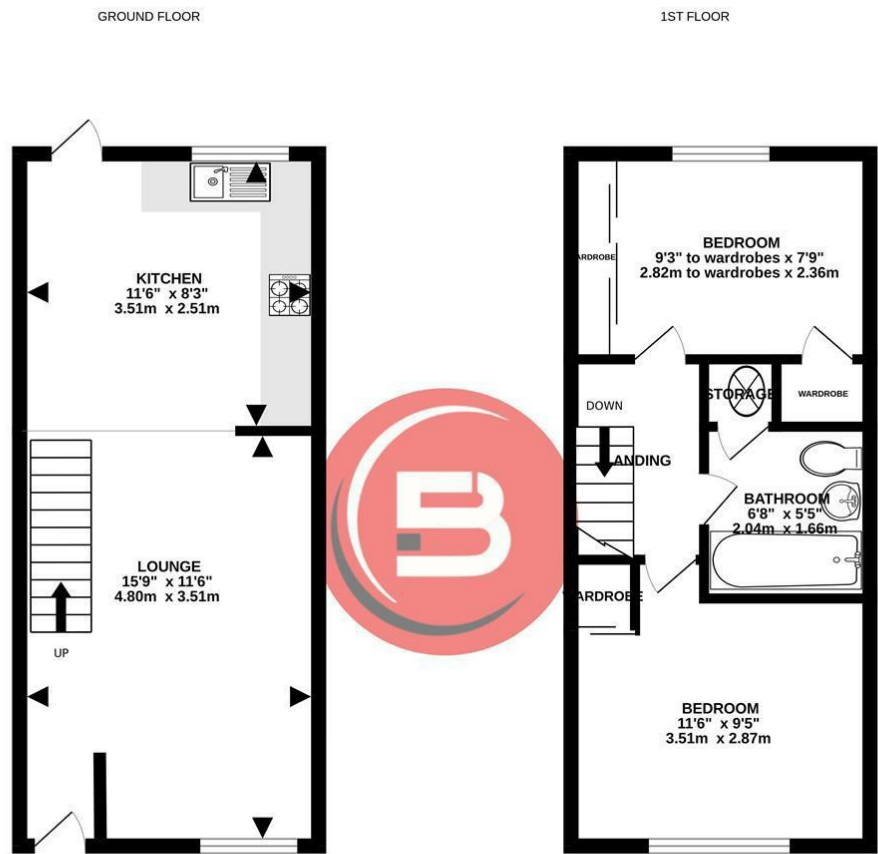
Garden



Rear aspect

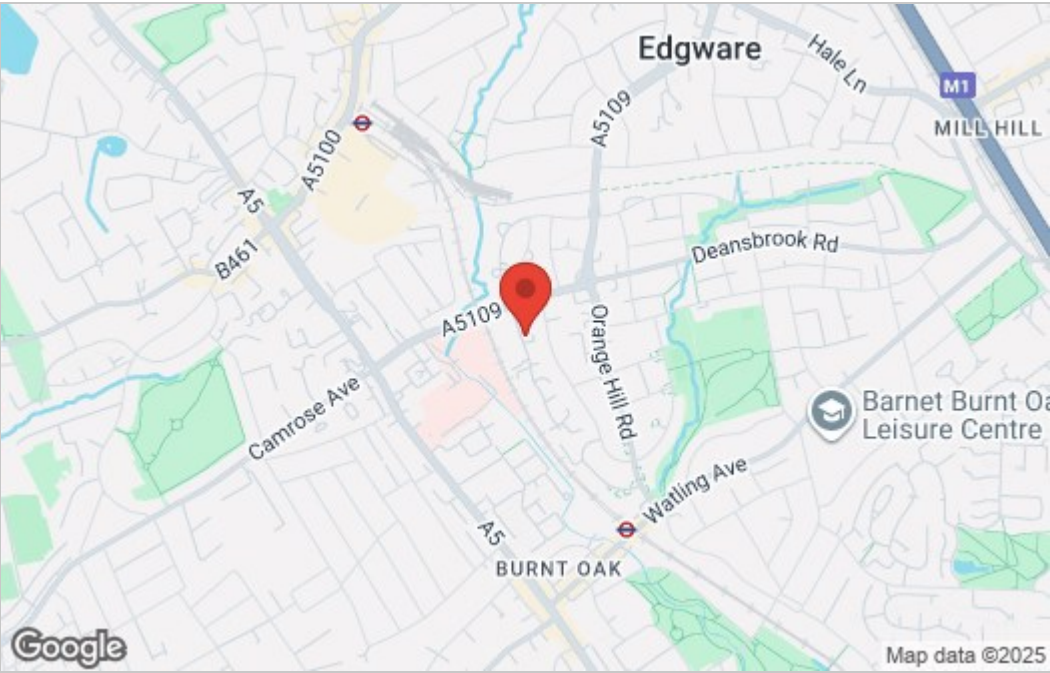


Floor Plan

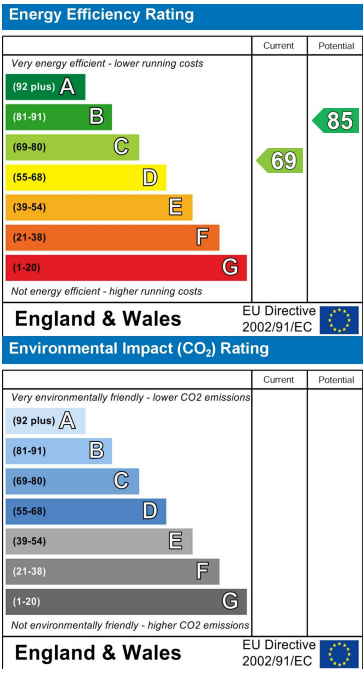


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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