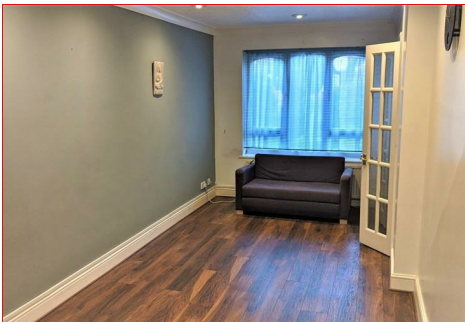




**BENJAMIN  
STEVENS.**  
estate agents



## 138 Springwood Crescent, Edgware, HA8 8SQ

**£1,900 PCM**

Nestled in the charming area of Springwood Crescent, Edgware, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families or couples.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals. Adjacent to the kitchen, the conservatory adds an extra dimension to the living space, allowing natural light to flood in and providing a lovely spot to enjoy your morning coffee or unwind with a good book.

The property boasts a well-appointed bathroom, designed with modern aesthetics in mind, ensuring both functionality and style. Outside, the garden offers a private outdoor space, ideal for gardening enthusiasts or for enjoying al fresco dining during the warmer months.

Partially furnished, this home provides a great opportunity for you to add your personal touch and make it your own. With its convenient location in Edgware, you will find yourself within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living.

**Porch:**

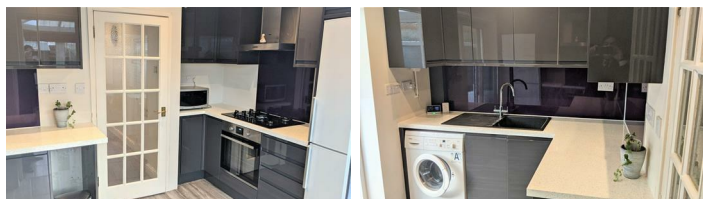
Double glazed door leading to Entrance Hall

**Entrance Hall:**

Stairs to first floor, double doors to Living Room

**Living Room: 18'5" x 8'5" (5.61m x 2.57m)**

Double glazed windows to front, wooden flooring, sofa, under stairs storage, door to Kitchen

**Kitchen: 11'7" x 9'0" (3.53m x 2.74m)**

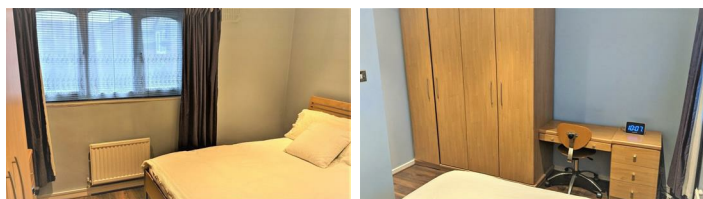
Modern range of fitted wall and base units with work surfaces, gas hob with extractor hood over, electric oven, washing machine, fridge freezer, double glazed doors to Conservatory

**Conservatory: 11'7" x 7'2" (3.53m x 2.18m )**

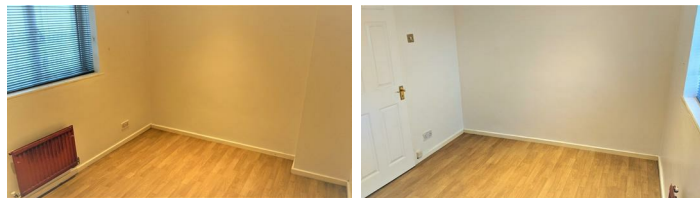
Double glazed windows and doors to garden, dining table and chairs

**First Floor Landing:**

Airing Cupboard

**Bedroom 1: 11'7" x 11'0" (3.53m x 3.35m)**

Double glazed windows to front, range of wardrobes, desk, double bed, wooden flooring

**Bedroom 2: 11'8" x 8'7" (3.56m x 2.62m)**

Double glazed windows to rear, wooden flooring

**Shower Room:**

Modern 3 piece suite comprising shower cubicle. low level wc, wash hand basin, heated towel rail

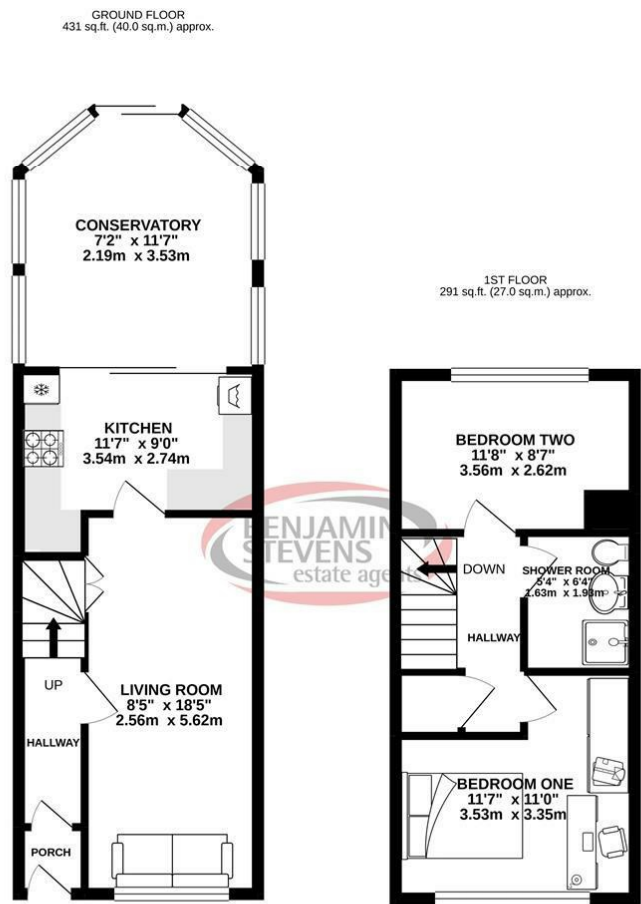
**Paved Garden:**

Paved garden with rear access

**Council Tax:**

Barnet Council Tax Band C £1,427.41 2020/2021

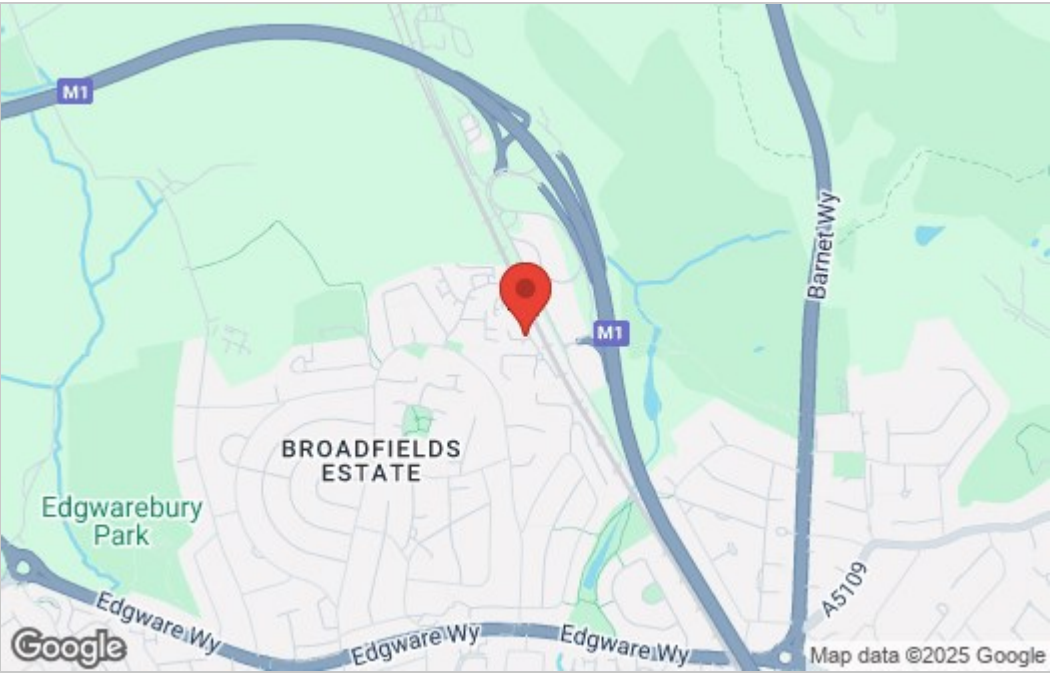
Floor Plan



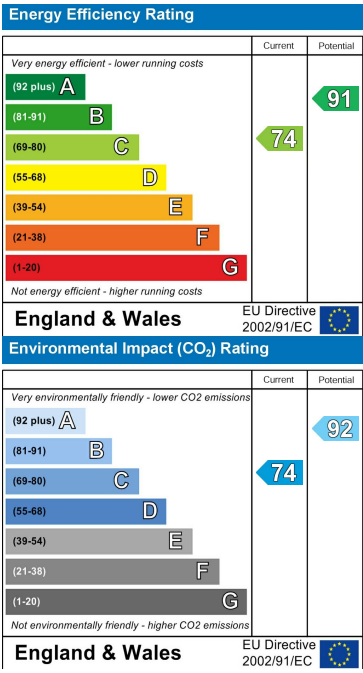
TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 1/2020

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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