



**BENJAMIN
STEVENS.**
estate agents



48 Watersfield Way, Edgware, HA8 6RZ

Asking Price £575,000

Chain Free Semi-Detached Four Bedroom Property, 0.1 Miles Away from Canons Park Station.

On the first floor this property features three generous sized bedrooms, and the family bathroom. The fourth bedroom is on the ground floor which can alternatively be used as an extra reception room. There is also a spacious through lounge, separate kitchen and utility room.

This property boasts a large driveway which can fit multiple vehicles and has ample potential to extend S.T.P.P

Call vendors sole agents on 020 8958 1118 to view!

Entrance Hall



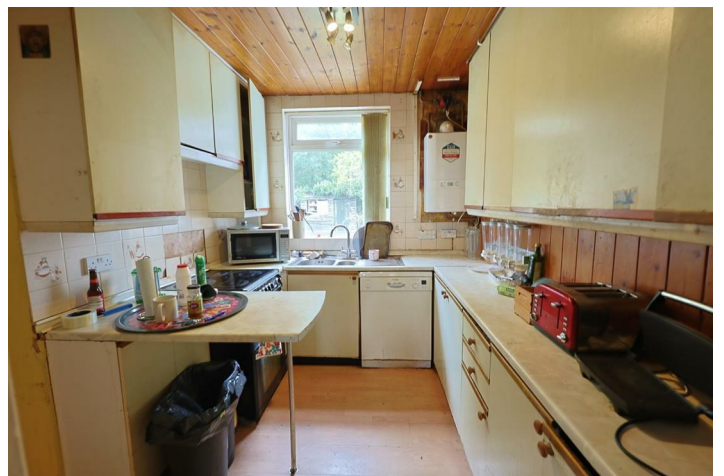
Reception 11'0 x 9'0 (3.35m x 2.74m)



Living Room 26 x 12'10 (7.92m x 3.91m)



Kitchen 9'0 x 7'10 (2.74m x 2.39m)



Living Room 26'0 x 12'10 (7.92m x 3.91m)



Fourth Bedroom/Lounge Area 17'0 x 6'1 (5.18m x 1.85m)

Utility Room 9'0 x 6'1 (2.74m x 1.85m)



First Bedroom 13'0 x 11'0 (3.96m x 3.35m)



Garden



Second Bedroom 12'1 x 11'0 (3.68m x 3.35m)



Rear Aspect



Third Bedroom 7'10 x 7'0 (2.39m x 2.13m)



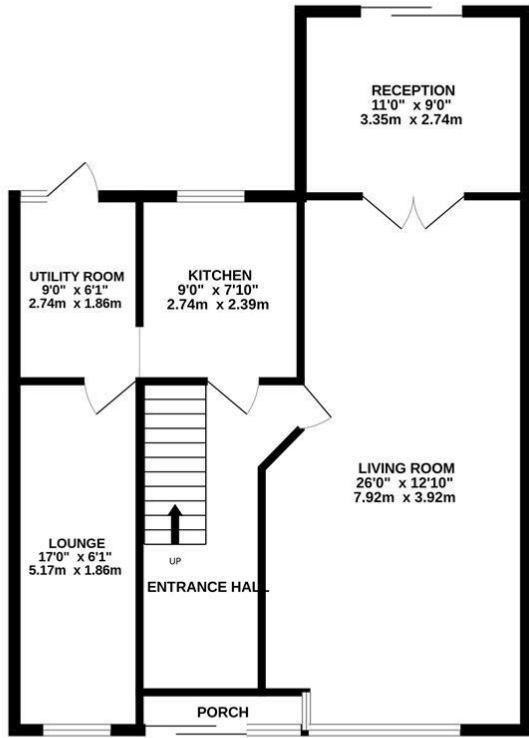
Tenure

Freehold

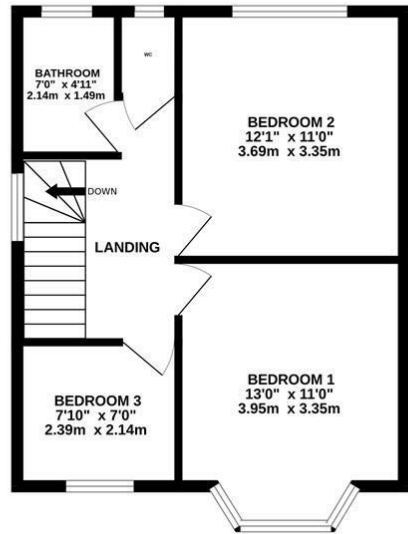
Council Tax Band E

Floor Plan

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

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.
Made with Metropix 62025

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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