

## 8 Chandos Crescent, Edgware, HA8 6HJ

**Offers In Excess Of £500,000**

FOUR BEDROOMS - LOCATED CLOSE TO STATION- PARKING

A Four Bedroom family home on Chandos Crescent, Edgware.

Accommodation comprises of four bedrooms, a spacious living room and separate kitchen with a dining area.

Features include guest cloakroom, garage via own drive, with off street parking and a private rear garden with direct garage access.

The property is within walking distance of local shops and is well located for access to Edgware and Canons Park tube stations.

Please call vendors sole agents Benjamin Stevens to arrange a viewing!

**Front Of House**



**Bedroom Two**



**Reception**



**Bedroom Three**

**Bedroom Four**



**Bedroom One**



**Family Bathroom**

**Kitchen**



## Dining Area



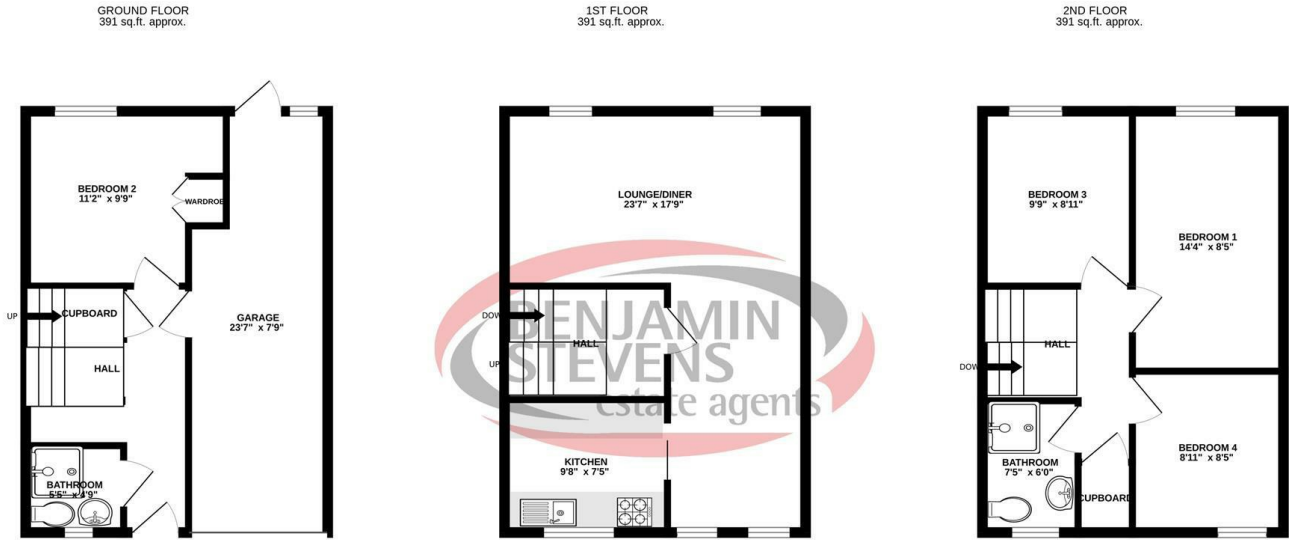
## Garden



## Back Of House



# Floor Plan



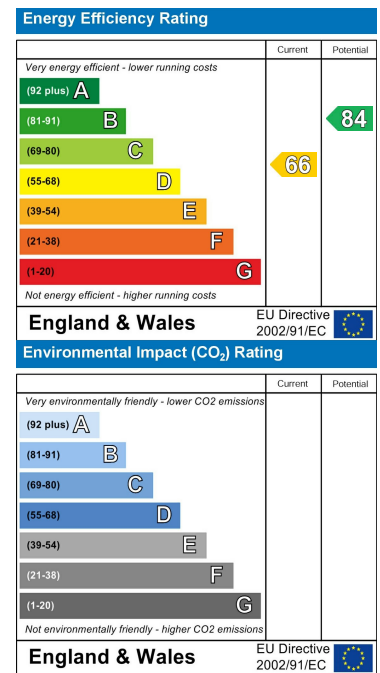
TOTAL FLOOR AREA : 1173 sq.ft. approx.

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 ©2023

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



**Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118**  
**Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777**  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)