



Colchester Road, Edgware, HA8 0QZ

Offers In Excess Of £425,000

A Two Double Bedroom Family Home, ideally located close to Burnt Oak Northern Line tube station. Accommodation comprises Two Double Bedrooms, Living Room, Dining Room and Separate Kitchen. Features include Two Shower Rooms, Utility Room, Private Garden & Two Off Street Parking Spaces. An early viewing is highly recommended via vendor's sole agents Benjamin Stevens. Call now to view!

Entrance Hall

Under stair storage cupboard, stairs to first floor, doors to:

Living Room 12'8 x 12'5 (3.86m x 3.78m)



Laid to carpet, double glazed window to front.

Kitchen 9'9 x 8'6 (2.97m x 2.59m)



Tiled floor and walls, range of wall and base units, integrated oven with hob and extractor over, integrated microwave, integrated dishwasher, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated fridge freezer. Open to:

Dining Room 11' x 8'2 (3.35m x 2.49m)



Utility Room 5'3 x 4'8 (1.60m x 1.42m)



Rear aspect window, plumbed for washing machine.

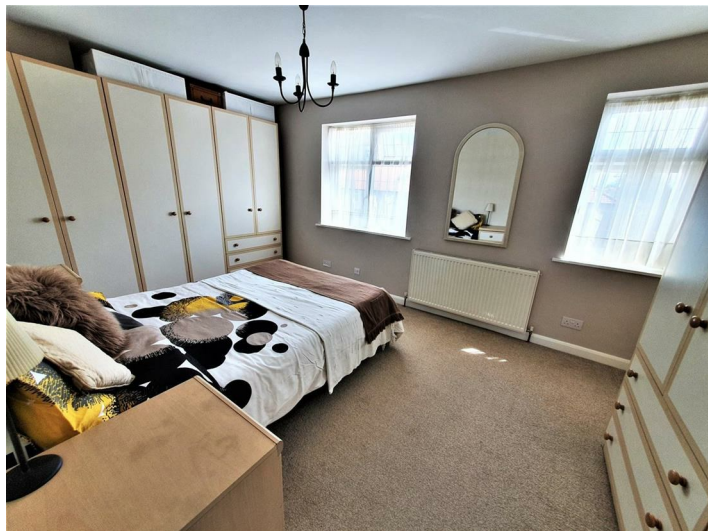
Shower Room 4'7 x 4'7 (1.40m x 1.40m)



Fully tiled, shower cubicle, low level WC, corner sink unit.

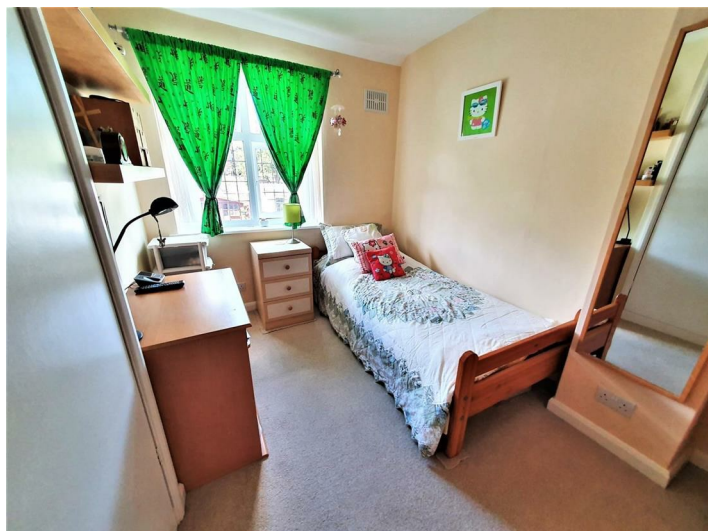
First floor landing

Bedroom One 16'3 x 9'9 (4.95m x 2.97m)



Laid to carpet, two front aspect double glazed windows.

Bedroom Two 11'2 x 9'3 (max) (3.40m x 2.82m (max))



Laid to carpet, rear aspect double glazed window.

Shower Room 5'8 x 4'7 (1.73m x 1.40m)



Fully tiled, rear aspect frosted double glazed

window, heated towel rail, shower cubicle, low level WC, pedestal wash hand basin.

Rear garden



Patio area, leading to lawned area.

Rear aspect



Floor Plan

