



Green Lane, Edgware, HA8 7QD

Offers In Excess Of £850,000

A unique Curton-built detached family home in this sought-after Edgware location.

Accommodation comprises Three Bedrooms, Two Bathrooms, Reception/Hall, Large Through Lounge/Dining Room and Spacious Kitchen/Breakfast Room.

Features include En-Suite bathroom to Bedroom One, Walk in Wardrobe, Utility Room, off-street parking, garage via own drive and side access to garden.

Potential to extend S.T.P.P.

Call vendor's sole agent Benjamin Stevens now to arrange a viewing!

Entrance Porch

Double doors leading to Reception Hall

Reception Hall 14'1 (max) x 14'2 (max) (4.29m (max) x 4.32m (max))



Laid to carpet, front and side aspect windows, understair storage cupboard, door to Kitchen, door to through Lounge/Dining Room, door to guest cloakroom.

Through Lounge / Dining Room 32'6 (into bays) x 13'9 (max) (9.91m (into bays) x 4.19m (max))



Bay windows front and rear.

Through Lounge / Dining Room (rear aspect)



Double doors from bay to garden.

Kitchen / Breakfast Room 15'9 x 11'6 (4.80m x 3.51m)



Tiled floor, range of wall and base units, sink unit with mixer tap and drainer, integrated dishwasher, integrated hob, integrated oven, patio doors to garden, door to utility room.

Kitchen Area



Utility Room 9'5 x 5'3 (2.87m x 1.60m)



Door to garden, rear aspect window.

Guest Cloakroom 5'2 x 2'8 (1.57m x 0.81m)

Low level WC, wash hand basin, side aspect window.

First floor landing

Loft hatch, door to eaves storage, door to airing cupboard, doors to:

Bedroom One 14'6 x 11'6 (4.42m x 3.51m)



Front aspect window, Curton eaves cupboard, door to en-suite.

En-Suite bathroom 10'7 x 6'11 (3.23m x 2.11m)



Side aspect window, panelled bath, wash hand basin, low level WC & Bidet. Door to walk in wardrobe.

Walk in wardrobe 6'11 x 4'4 (2.11m x 1.32m)

Bedroom Two 14'1 x 11'6 (4.29m x 3.51m)



Rear aspect window.

Bedroom Three 9'5 x 7'9 (2.87m x 2.36m)



Dual aspect window, large double wardrobe.

Family Bathroom 8'9 x 7' (2.67m x 2.13m)



Paneled bath, rear aspect bay. wash hand basin.

Separate WC

Low level WC, rear aspect window.

Rear garden



Mainly laid to lawn with a large patio area.

Rear aspect

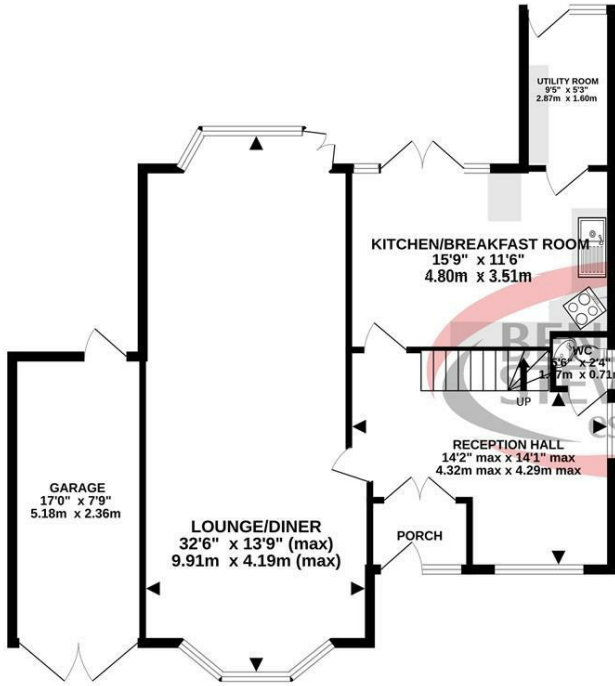


Exterior

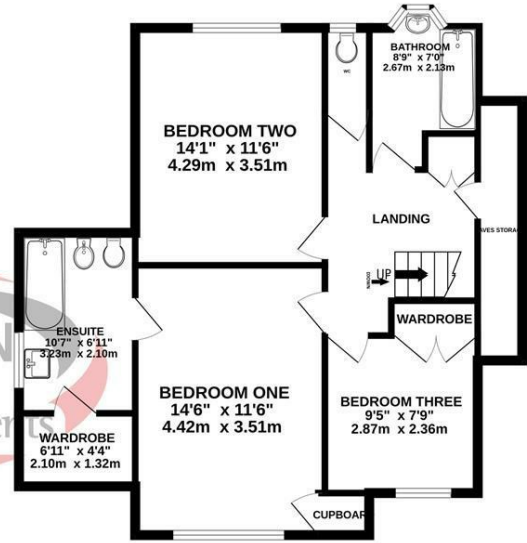


Floor Plan

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



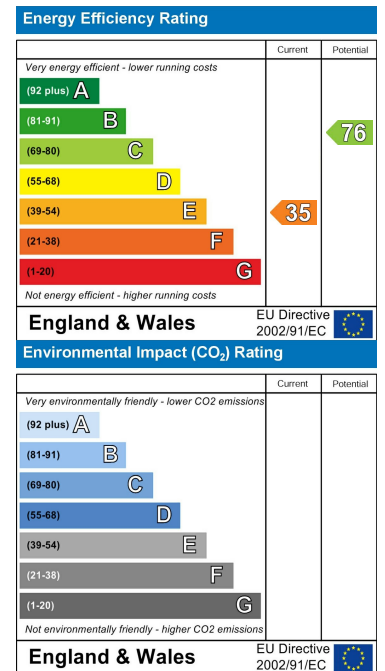
TOTAL FLOOR AREA: 1668 sq.ft. (154.9 sq.m.) approx.

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.
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Area Map



Energy Efficiency Graph



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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