



2 Kenmore Gardens, Edgware, HA8 5HE

**Asking Price £575,000**

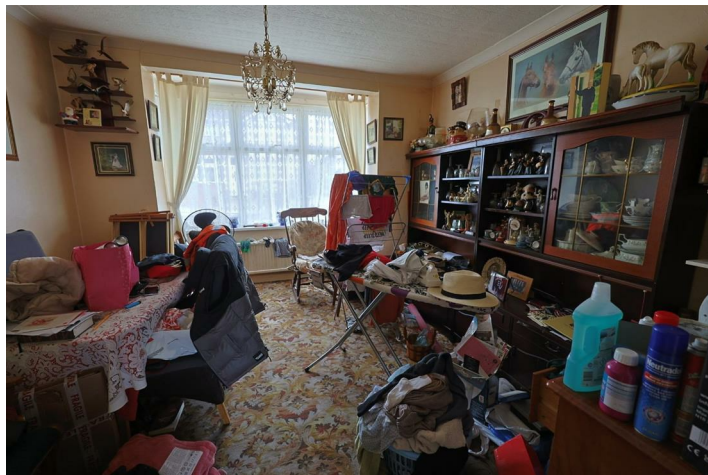
A chain free, three bedroom property in this popular location.

Accommodation comprises three Bedrooms, three reception rooms, kitchen and bathroom.

Features include garage via own drive, off street parking and private garden.

An early viewing is highly recommended call now to view!

**Living Room 31'3" x 11'9" (9.51m x 3.58m)**



**Reception Room 12'3" x 12'0" (3.73m x 3.66m)**



**Dining Room 10'6" x 9'5" (3.20m x 2.87m)**



**First Bedroom 14'5" x 13'3" (4.39m x 4.04m)**



**Kitchen 8'0" x 6'1" (2.44m x 1.85m )**



**Second Bedroom 9'7" x 9'4" (2.92m x 2.84m )**



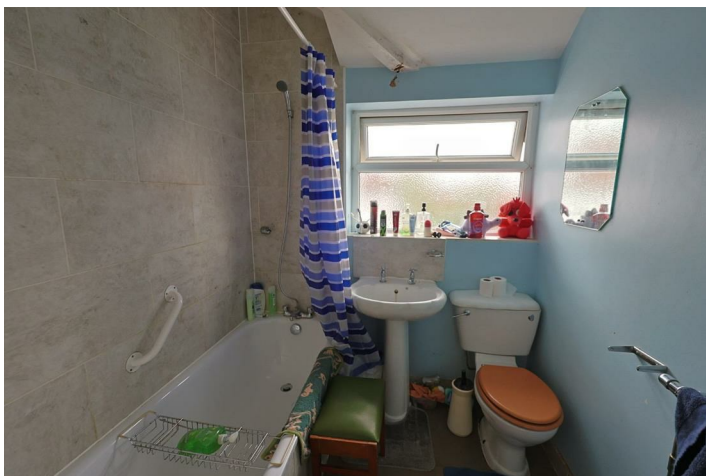
**Third Bedroom 12'0 x 10'5 (3.66m x 3.18m)**



**Garden**



**Bathroom 6'3 x 5'9 (1.91m x 1.75m)**



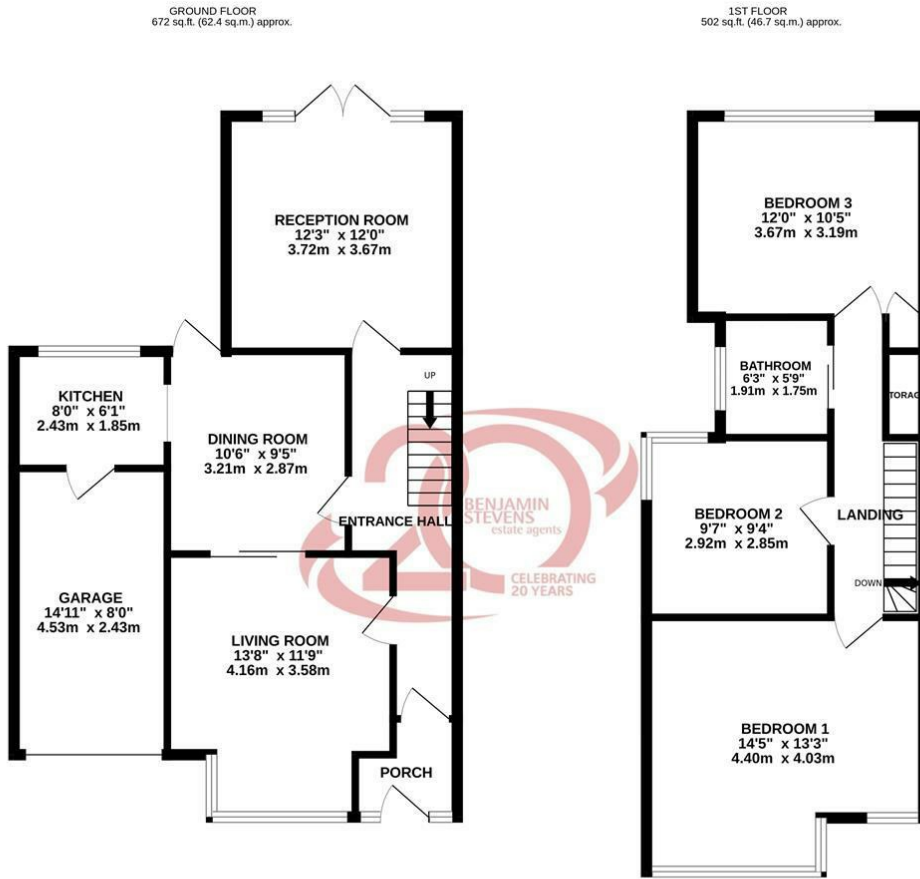
**Rear Aspect**



**Garage 14'11 x 8'0 (4.55m x 2.44m)**



# Floor Plan



TOTAL FLOOR AREA: 1174 sq.ft. (109.0 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 at their own risk 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

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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