

46 Kings Drive, Edgware, HA8 8EE

Asking Price £575,000

A chain free, three bedroom semi-detached family home. Located on a much sought after road which is a stone-throw away from central Edgware.

On the ground floor the property comprises a large living room, with a spacious kitchen. The first floor houses three double bedrooms, with the family bathroom and a separate WC.

Features include off street parking, a large private garden, walking distance to local amenities and public transport. Call Benjamin Stevens vendors sole agents to view!

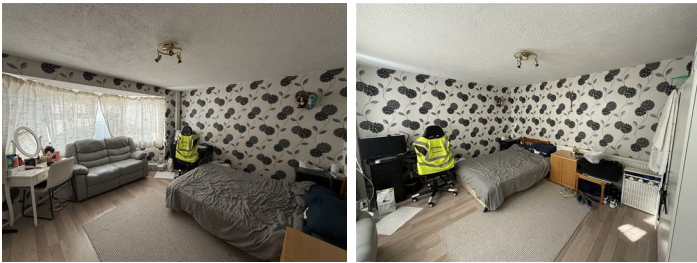
Entrance Hall



First Bedroom 12'1 x 11'4 (3.68m x 3.45m)



Living Room 14'2 x 13'8 (4.32m x 4.17m)



Second Bedroom 12'1 x 9'3 (3.68m x 2.82m)



Kitchen 20'2 x 9'4 (6.15m x 2.84m)



Third Bedroom 8'9 x 7'7 (2.67m x 2.31m)



Garden



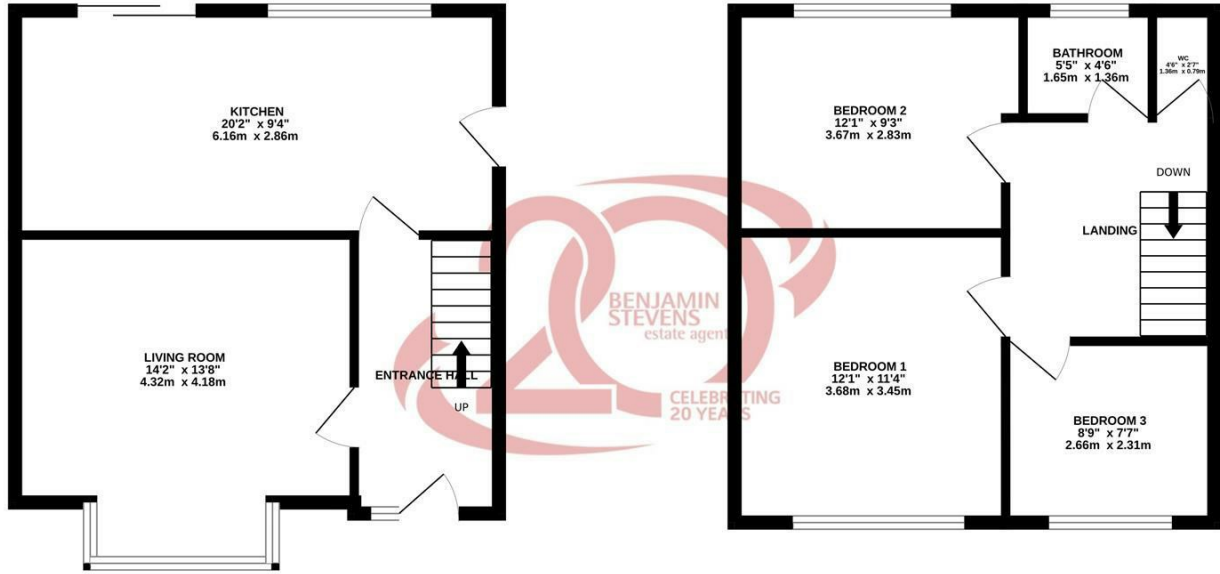
Rear Garden



Floor Plan

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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		Current	Potential
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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