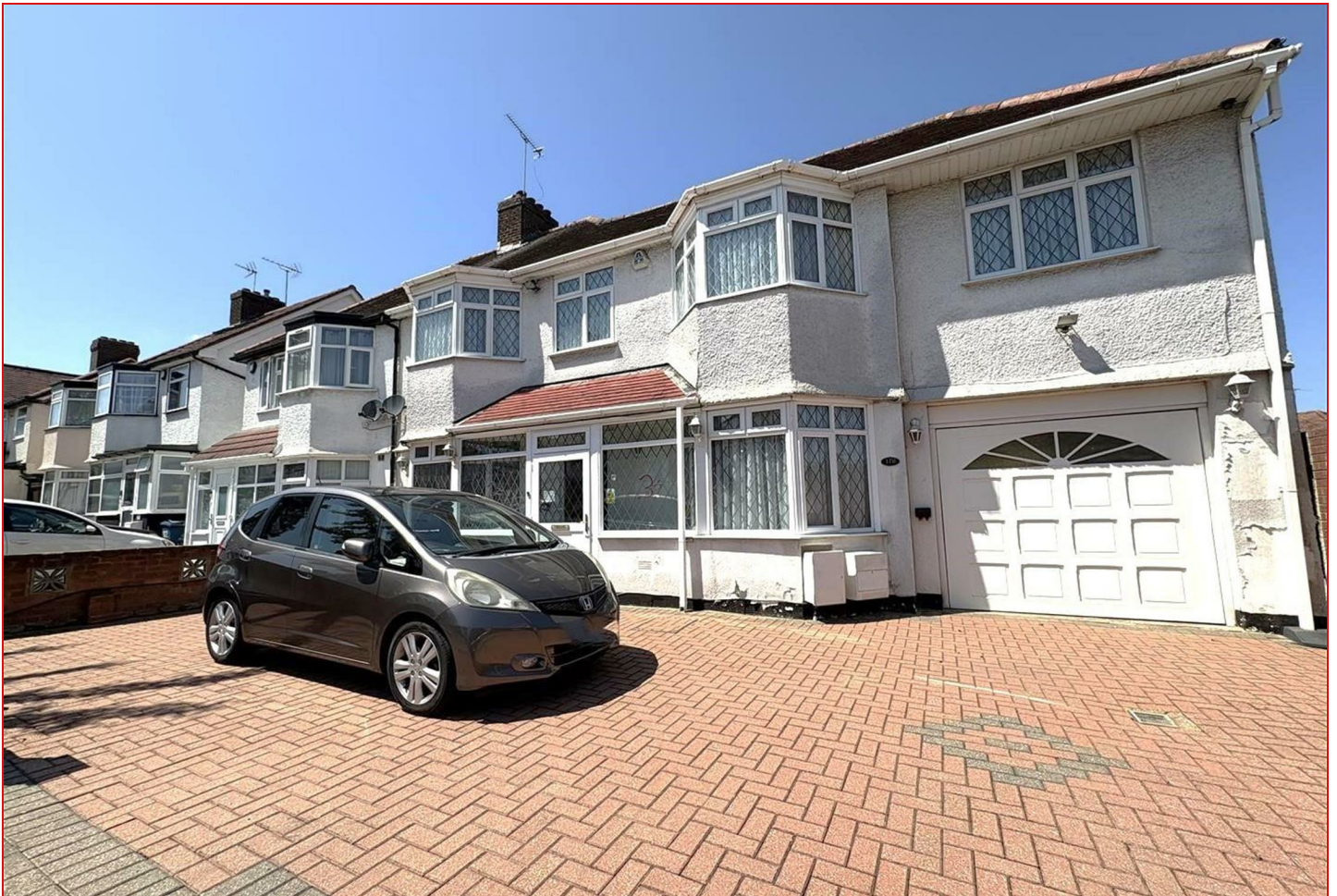




**BENJAMIN
STEVENS.**
estate agents



178 Camrose Avenue, Edgware, HA8 6BU

Asking Price £750,000

A Five Bedroom Semi-Detached Family Home, in this desirable Camrose Avenue.

Accommodation comprises Five Bedrooms, Two Reception Rooms, Kitchen/Diner, Shower Room & WC Downstairs with a family bathroom upstairs.

Features include ample off street parking and a Private Garden.

Ideally located for access to the Krishna Avanti School, Chandos Park, and Edgware's shopping and transport facilities.

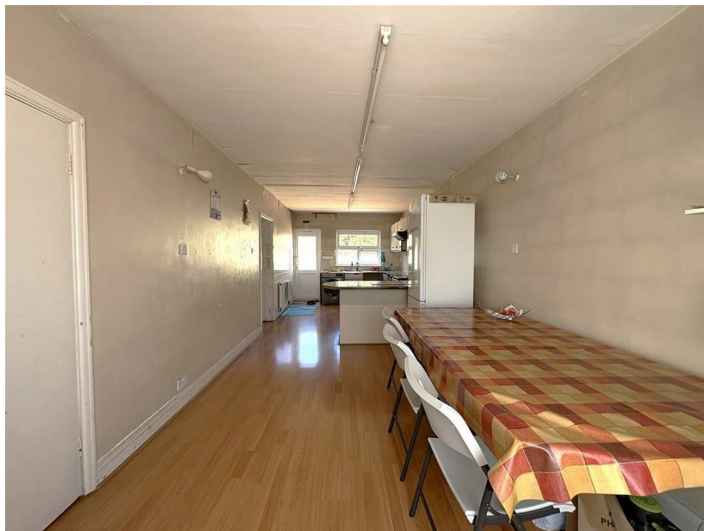
Potential to extend into the loft S.T.P.P.

Call Benjamin Stevens to view now!

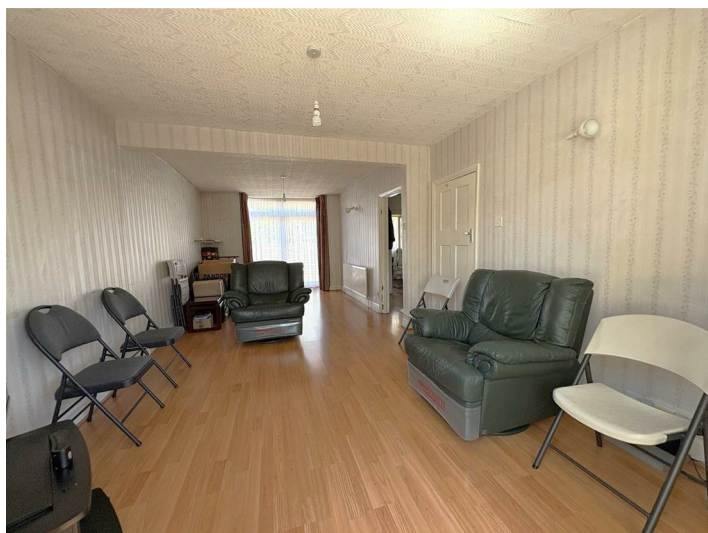
Exterior



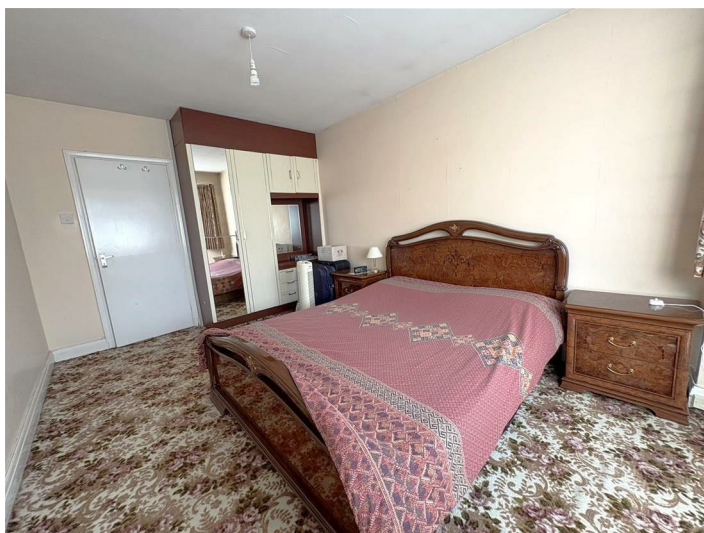
Dining Area



Living Room 10'9" x 28'3" (3.29 x 8.62)



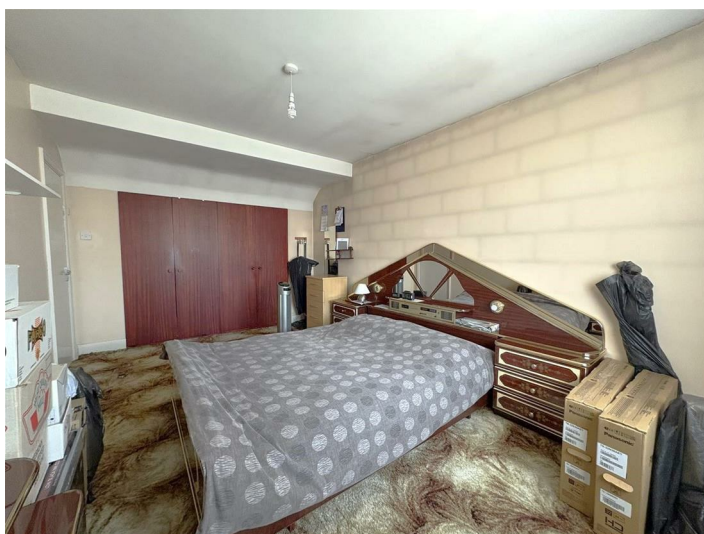
Bedroom One 10'0" x 16'7" (3.06 x 5.08)



Kitchen 10'2" x 28'3" (3.11 x 8.62)



Bedroom Two 10'2" x 16'6" (3.11 x 5.04)



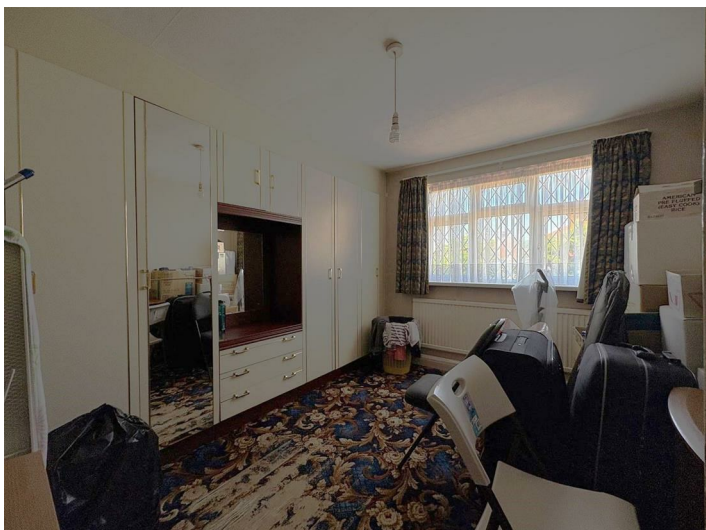
Bedroom Three 10'6" x 13'5" (3.21 x 4.09)



Family Bathroom 6'11" x 6'2" (2.12 x 1.90)



Bedroom Four 10'7" x 12'4" (3.23 x 3.78)



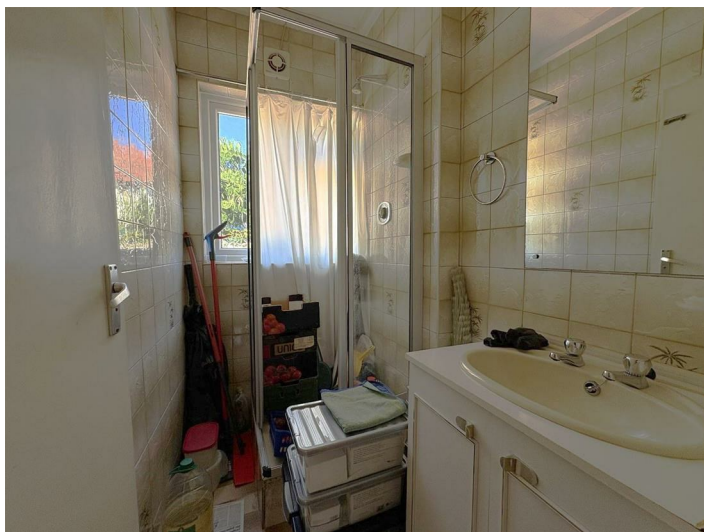
Downstairs WC 2'7" x 5'10" (0.80 x 1.79)



Bedroom Five 6'11" x 7'0" (2.12 x 2.14)



Downstairs Shower Room 4'2" x 5'10" (1.29 x 1.78)



Garage 10'0" x 24'5" (3.05 x 7.45)



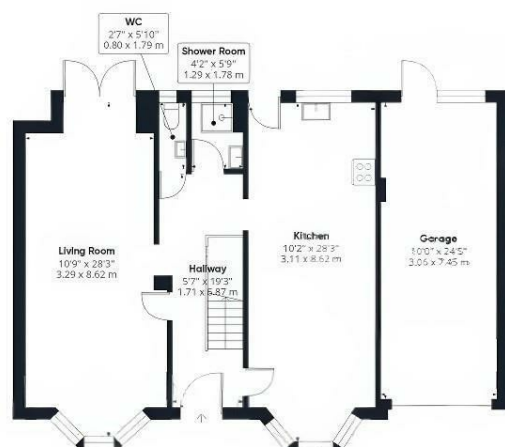
Garden



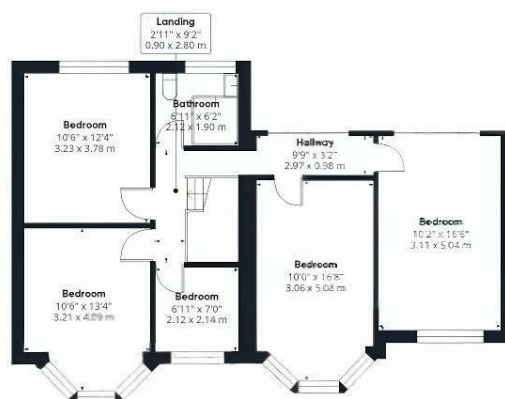
Rear Aspect



Floor Plan



Ground Floor



Floor 1

Approximate total area⁷⁰1,873 ft²174 m²

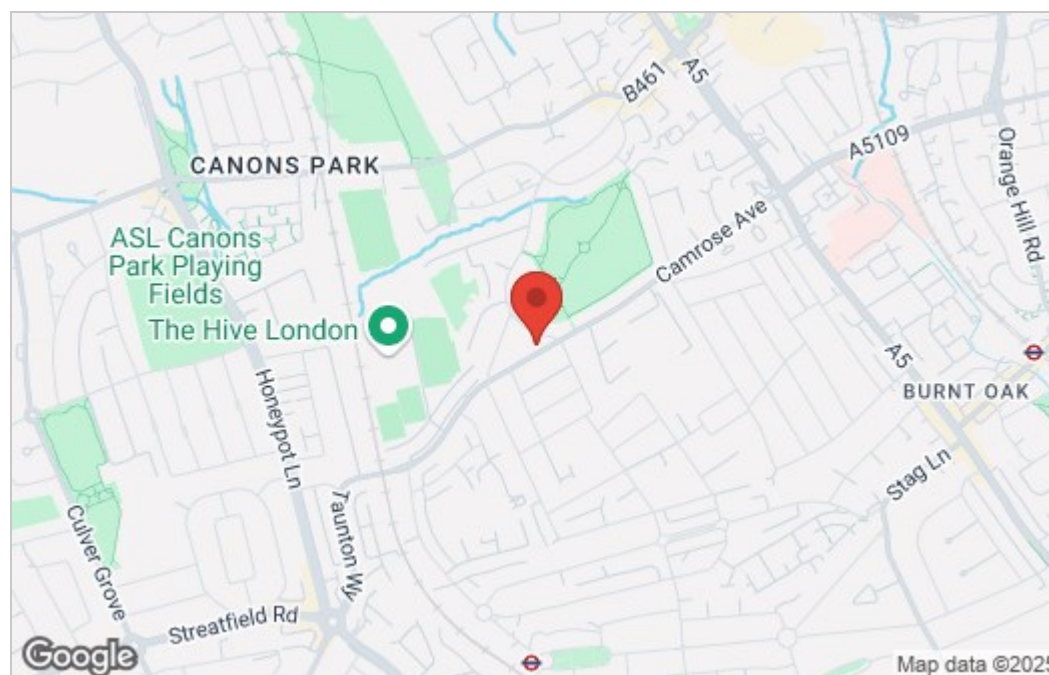
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		65	85
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ 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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