

## Merlin Crescent, Edgware

£625,000

4 2 3



A spacious, four-bedroom, two bathroom family home in this desirable Edgware location. Accommodation comprises Four Bedrooms, Two Bathrooms and Three Reception Rooms. Features include an entrance porch, a guest cloakroom, a private garden, and off-street parking.

Situated in this ideal location close to transport, local schooling (including Krishna Avanti and Camrose Primary) and Chandos recreational ground.

Call Benjamin Stevens now to arrange a viewing!

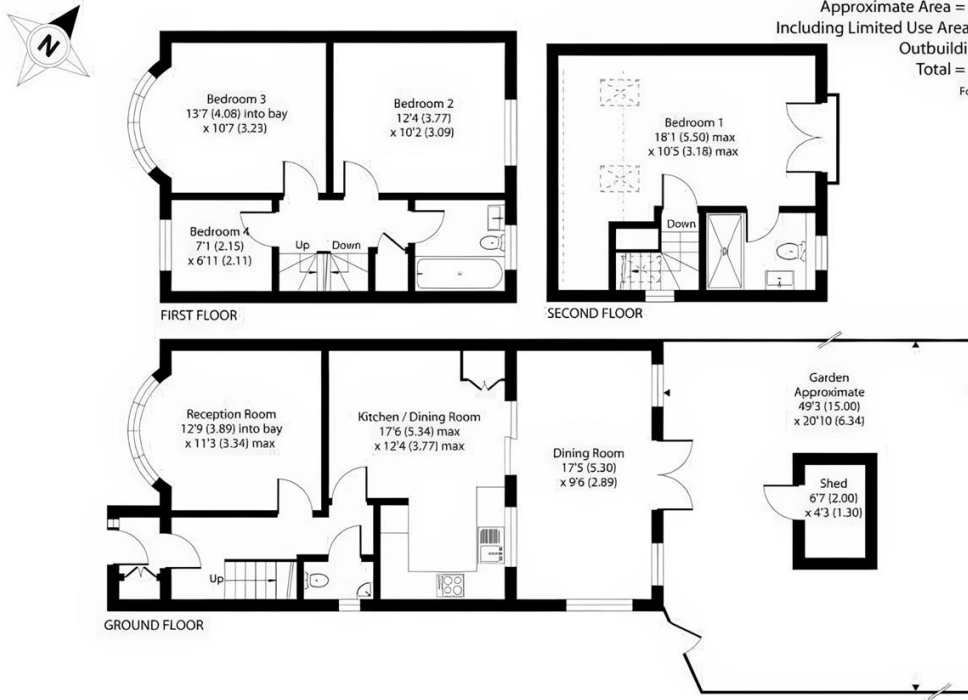
## Key Features

- Four Bedroom Family Home
- Three Reception Rooms
- Private Garden
- Entrance Porch
- Two Bathrooms
- Close to local schooling and amenities
- Off Street Parking
- Extended

### Merlin Crescent, Edgware, HA8 6JE

Approximate Area = 1274 sq ft / 118.3 sq m  
 Including Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 1373 sq ft / 127.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).