



**BENJAMIN
STEVENS.**
estate agents



23 Summit Close, Edgware, HA8 6EJ

Guide Price £350,000

A Two Bedroom First Floor Maisonette, with garage, private garden, and freeholder permission for loft extension. Ideally located in this quiet cul-de-sac turning off Camrose Avenue.

Accommodation comprises Large Lounge, Two Bedrooms, Separate Kitchen and family Bathroom.

Features include a Large 'L' shaped private garden, garage en-bloc and planning permission for Loft Extension.

An early viewing is highly recommended by vendor's sole agents Benjamin Stevens. Call now to view!

Entrance Hall

Stairs to first floor

Landing

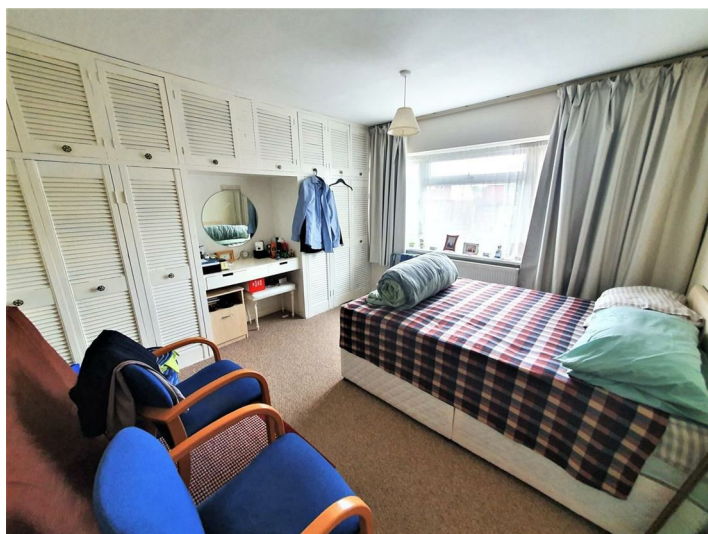
Cupboard housing gas meter, side aspect window, doors to:

Reception Room 15' x 11'11 (4.57m x 3.63m)



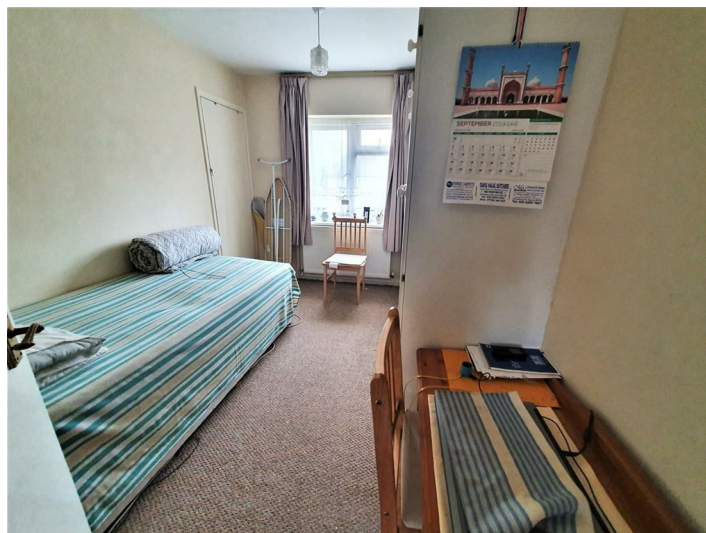
Laid to carpet, front aspect double glazed window.

Bedroom One 11'11 x 11'11 (3.63m x 3.63m)



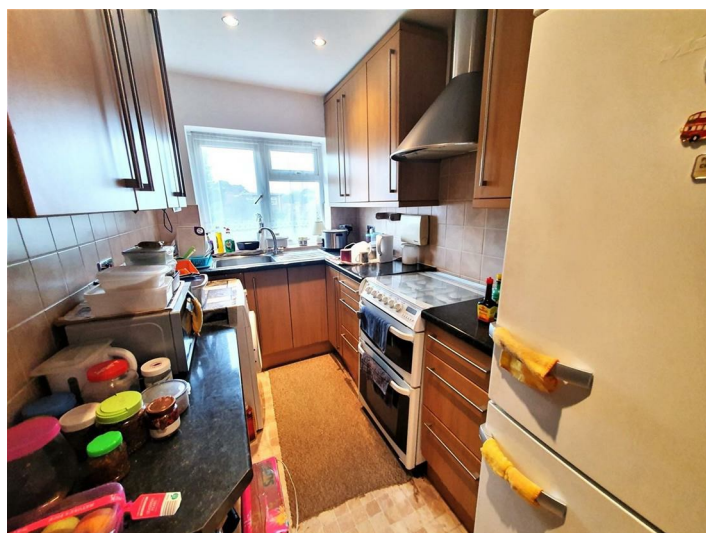
Laid to carpet, rear aspect window.

Bedroom Two 11'8 x 8'2 (3.56m x 2.49m)



Laid to carpet, double glazed front aspect window, large storage cupboard.

Kitchen 11'11 x 6'1 (3.63m x 1.85m)



Range of wall and base units, sink unit with mixer tap and drainer, cupboard housing boiler, double glazed window to rear.

Bathroom 8' x 5' (2.44m x 1.52m)



Frosted double glazed window to rear, part tiled, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC

Private Garden



Large 'L' shaped private garden.

Tenure

Leasehold - 86 years remaining

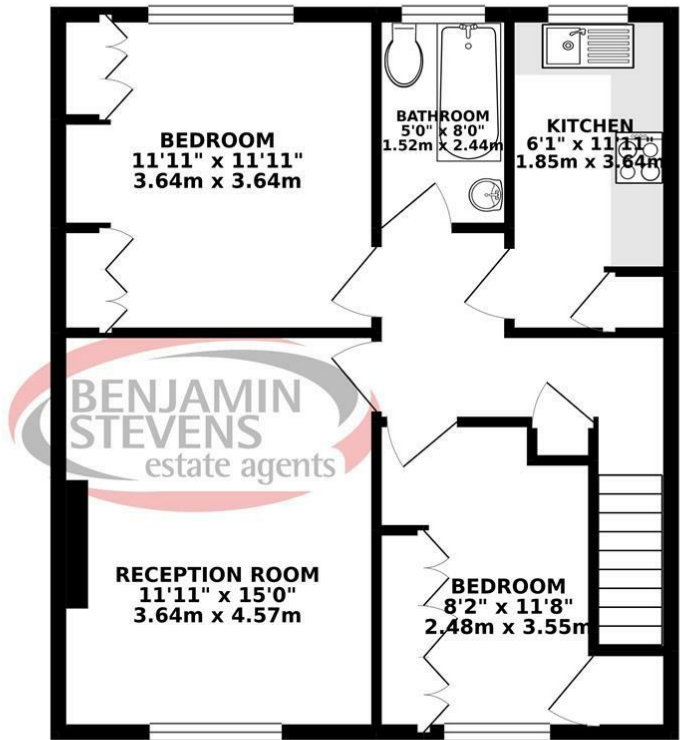
Ground rent £200

No service charge - company that collects ground rent organises buildings insurance.

Floor Plan

GROUND FLOOR 28.26 sq. ft.
(2.63 sq. m.)

1ST FLOOR 619.49 sq. ft.
(57.55 sq. m.)



TOTAL FLOOR AREA : 647.75 sq. ft. (60.18 sq. m.) approx.

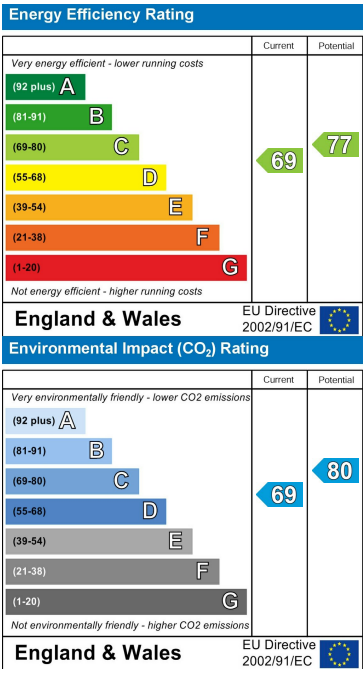
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix ©2019

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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