



**BENJAMIN
STEVENS.**
estate agents



Brearley Close Pavilion Way, Edgware, HA8 9YT

Offers Over £475,000

An extended Two Double Bedroom, Two Reception family home with garage via own drive and potential to extend further S.T.P.P.

Accommodation comprises Two Double Bedrooms, two reception rooms and a modern kitchen diner.

Features include garage via own drive, extra wide garden plot and potential to extend S.T.P.P.

Call vendor's sole agents Benjamin Stevens now to arrange a viewing!

Lounge 16'2 x 11'6 (4.93m x 3.51m)



Bedroom One 11'8 x 11'2 (max) (3.56m x 3.40m (max))



Kitchen / Diner 11'6 x 10'10 (3.51m x 3.30m)



Bedroom Two 11'8 c 7'10 (3.56m c 2.39m)



Reception Two 13'3 x 11' (4.04m x 3.35m)



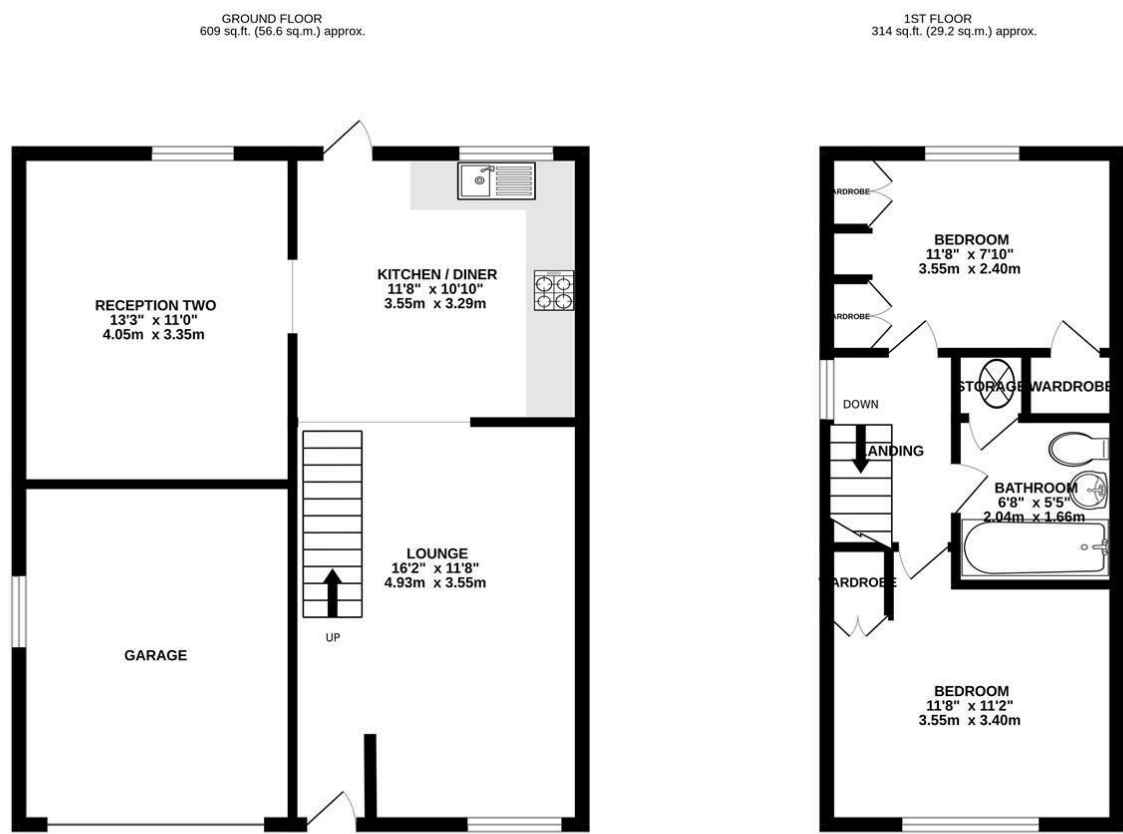
Family Bathroom



Garage



Floor Plan

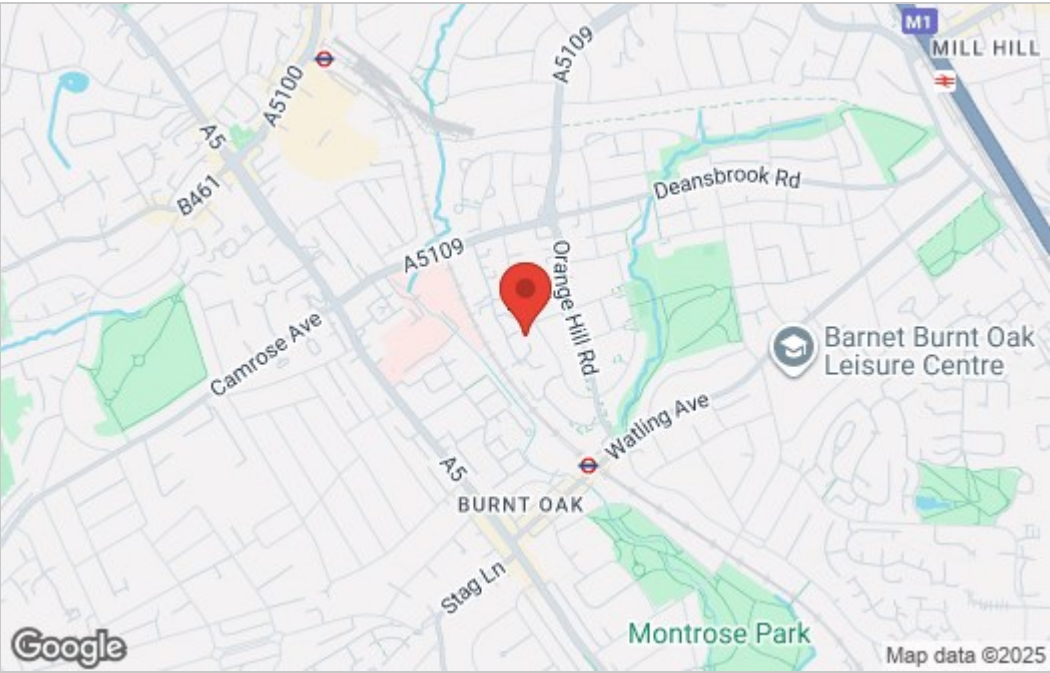


TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.

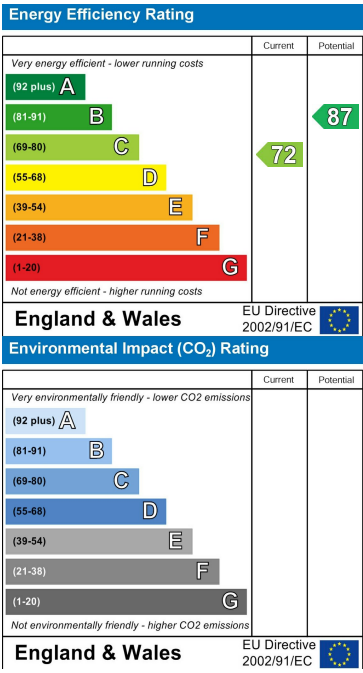
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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