



18 Mill Ridge, Edgware, HA8 7PE  
**Offers In Excess Of £900,000**

A Substantial Extended Corner Property with Southwest facing garden, and Carriage Driveway in this quiet residential Cul-De-Sac.

Accommodation comprises Five Bedrooms, Two Bathrooms, Three Receptions and Separate Kitchen.

Features include, Garage via own Drive, private Southwest facing garden and ample off street parking.

Potential to develop further S.T.P.P.

Contact vendor's Sole agent Benjamin Stevens now to arrange a viewing.



### Rear aspect



### Entrance Porch

door to entrance hallway

### Hallway / Open Reception Area 11' x 12'4 (3.35m x 3.76m)

folding doors to dining room

### Through Lounge (front aspect) 27'4 x 11'5 (8.33m x 3.48m)

Bay window to front, wood effect laminate flooring.

### Through Lounge (rear aspect

Patio doors to garden, wood effect laminate flooring.

### Dining Room 11'4" x 12'7" (3.46 x 3.84)

### Separate Kitchen (L Shaped) 10'9" x 7'11" & 7'2" x 12'1" (max) (3.28 x 2.42 & 2.2 x 3.7 (max))

### Guest Cloakroom

### Bedroom One 15'9 x 14' (4.80m x 4.27m)

Laid to carpet, double glazed front aspect window, door to en-suite.

### En-Suite 14' x 10'7 (4.27m x 3.23m)

Spacious en-suite bathroom with panelled bath, shower cubicle, wash hand basin and low level WC. Frosted rear window.

### Bedroom Two 15' x 11'5 (4.57m x 3.48m)

### Bedroom Three 11'5 x 12'4 (3.48m x 3.76m)

### Rear Garden



Southwest facing, mainly laid to lawn, with patio area, detached garage via own drive.

### Garage entrance



### Additional external view



### Bedroom Four 10'11 x 8'9 (3.33m x 2.67m)

### Bedroom Five 10'11 x 7'7 (3.33m x 2.31m)

**Family Bathroom 8'9 x 5'11 (2.67m x 1.80m)**

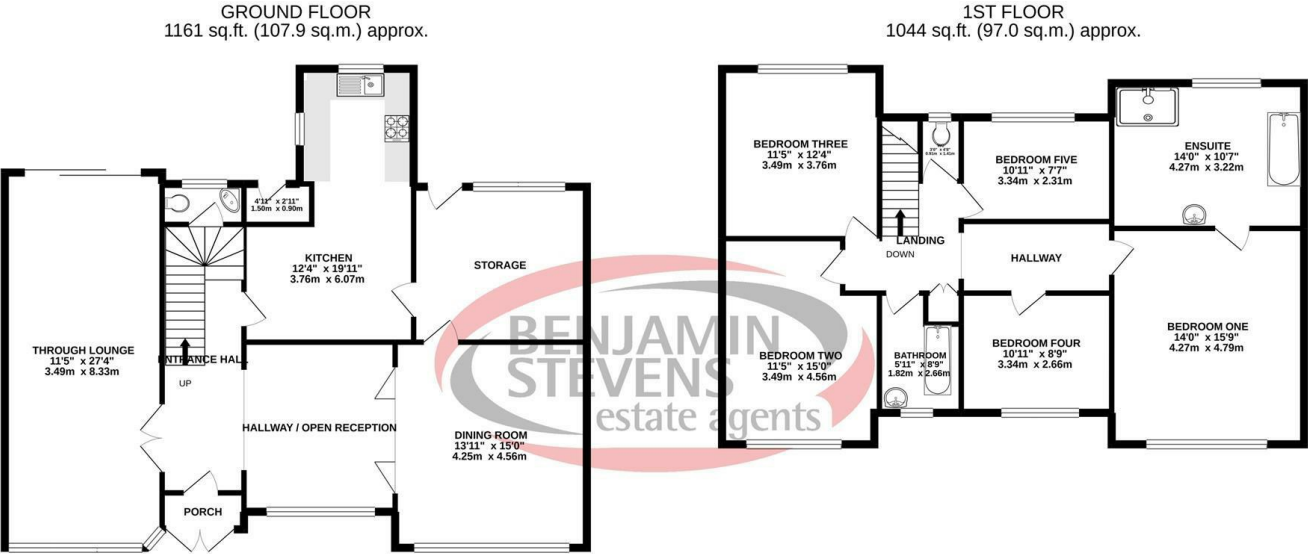
Panelled bath, wash hand basin, front aspect  
frosted window.

**Separate WC**

Low level WC, window to rear.



Floor Plan



TOTAL FLOOR AREA : 2205 sq.ft. (204.9 sq.m.) approx.

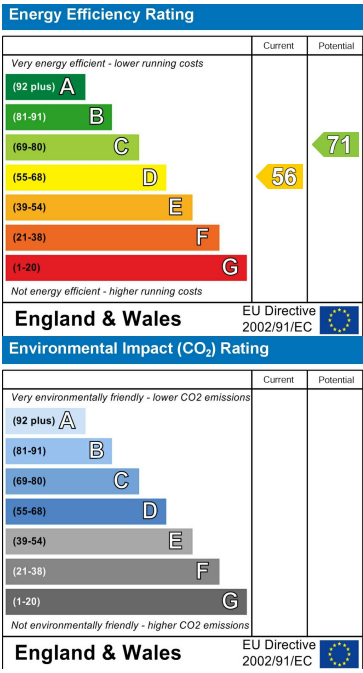
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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