



**BENJAMIN
STEVENS.**
estate agents



37 Ranelagh Drive, Edgware, HA8 8HN

Asking Price £635,000

A three bedroom semi detached family home in the heart of Edgware. An ideal home for first time buyers, or a family looking to upsize.

To the ground floor is an open through lounge reception room, with a fitted kitchen and a guest WC. To the first floor there are three bedrooms and a family bathroom.

The main features of this property are it's ample off street parking, side access, outbuilding/storage room and a rear garden. This property is close to local transport links/shopping.

Call Benjamin Stevens to book a viewing!

Exterior



Kitchen 13'6" x 9'0" (4.14 x 2.76)



Entrance Hallway



Family Bathroom



Dining Area 10'0" x 8'0" (3.07 x 2.46)



Bedroom One 13'3" x 9'6" (4.06 x 2.92)



Bedroom Two 12'11" x 10'11" (3.96 x 3.35)



Garden



Bedroom Three 8'7" x 7'4" (2.64 x 2.26)



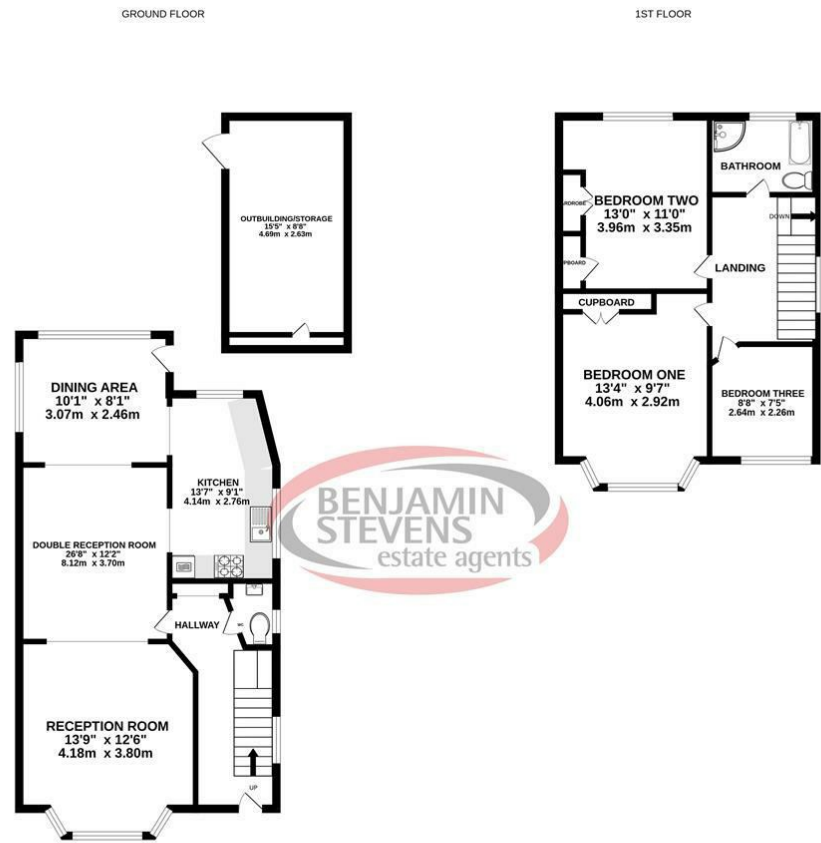
Rear Aspect



Reception 13'8" x 12'5" (4.18 x 3.80)



Floor Plan



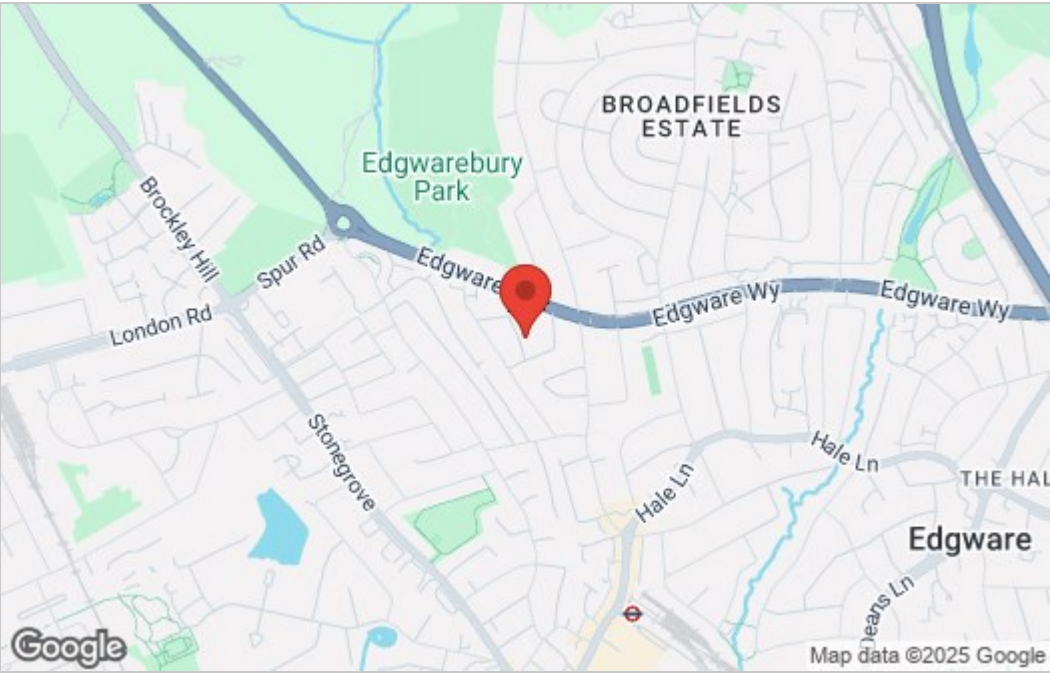
RANELAGH DRIVE

TOTAL FLOOR AREA: 1184 sq ft (110.0 sq m.) approx.

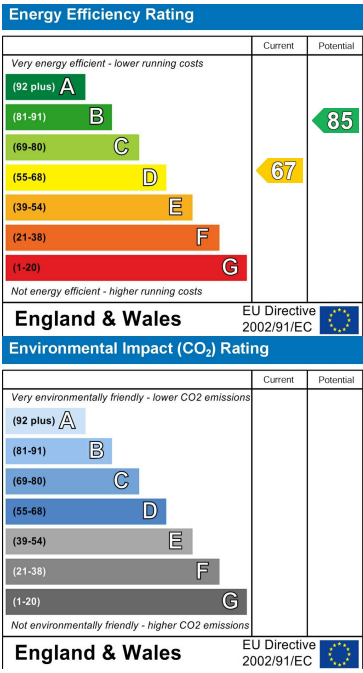
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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