



## 6 Cranmer Road, Edgware, HA8 8UE **Offers In Excess Of £735,000**

CHAIN FREE - BROADFIELDS - ERUV - LARGE KITCHEN BREAKFAST ROOM - EXCELLENT CONDITION

Super family home offered chain free in Cranmer Road in Edgware. Located on the popular Broadfields side of Edgware within the Eruv located close to Glengall Road shopping with easy access to the local schools and transport links from Edgware and via the M1 and A1.

The house has been lovingly looked after by the current owners with real wood floors throughout and they said they love living on this side of Edgware amongst the local community and families.

Accommodation comprises entrance hallway leading to the living room, dining room, kitchen/breakfast room and study/bedroom four. There is a modern shower room downstairs. Upstairs there are three bedrooms and a family bathroom and a large landing with space to set up an office.

To arrange a viewing please contact Benjamin Stevens

## Exterior



Driveway with space for three cars, shrub border

## Entrance hallway



UPVC door into entrance hallway, real wood floors throughout, under stairs storage cupboards, doors to all rooms and stairs to first floor

## Living room 14'6 x 12'0 (4.42m x 3.66m)



Double glazed bay window to front aspect, real wood floors, built in storage, inset spotlights

## Dining room 13'10 x 11'6 (4.22m x 3.51m)



Double glazed bay window and patio doors to rear aspect, real wood floors, inset spotlights, built in storage units

## Kitchen/breakfast room 11'6 x 14'0 (3.51m x 4.27m)



Double glazed door and window to rear aspect, range of wood effect wall and base units with grey contrast counters, tiled flooring, gas hob with extractor hood above and electric oven below, integrated dishwasher, plumbed for washing machine, space for large fridge freezer, stainless steel sink with mixer tap and drainer, inset spotlights

**Kitchen/breakfast room alternate view**



**Bedroom four/Study 11'7 x 6'8 (3.53m x 2.03m)**



Double glazed window to front aspect, real wood floors, inset spotlights

**Shower room 6'8 x 5'2 (2.03m x 1.57m)**



Modern shower room comprising low level push button flush WC, corner vanity wash hand basin, modern shower cubicle with thermostatic shower

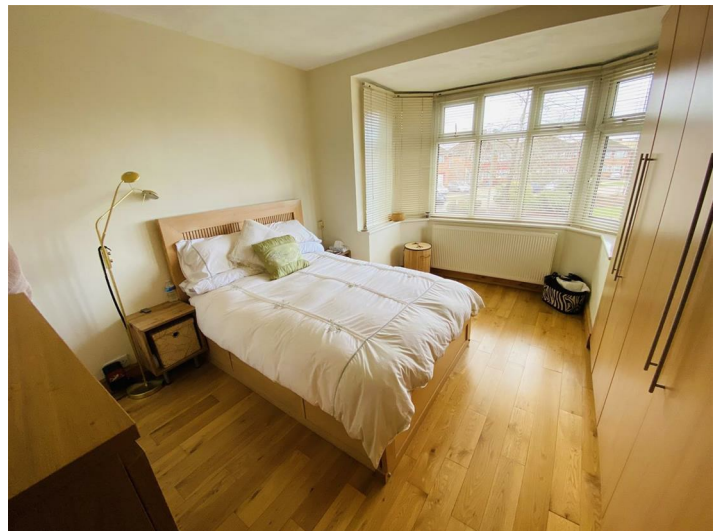
and shower screen. Heated towel rail and tiled floor and part walls.

**Landing**



Double glazed window to front aspect, real wood flooring, eaves storage and access to loft

**Bedroom one 14'6 x 12'0 (4.42m x 3.66m)**



Double glazed bay window to front aspect, real wood floors, range of fitted wardrobes, ceiling light

**Bedroom two 13'10 x 10'10 (4.22m x 3.30m)**



Double glazed bay window to rear aspect, real wood floors, ceiling light

**Bedroom three 9'2 x 8'1 (2.79m x 2.46m)**



Double glazed window to rear aspect, real wood floors, mirror fronted wardrobes, ceiling light

**Bathroom 7'5 x 5'2 (2.26m x 1.57m)**



Double glazed frosted window to side aspect, fully

tilled bathroom comprising corner bath with thermostatic shower, low level push button WC and corner vanity wash hand basin. Extractor fan and inset spotlights

**Garden approx 60'0 (approx 18.29m)**



West facing garden with raised deck area, lawn with shrub borders, garden shed, gated side access to front of property

**Deck**

Raised deck with steps into rest of garden, direct access from house

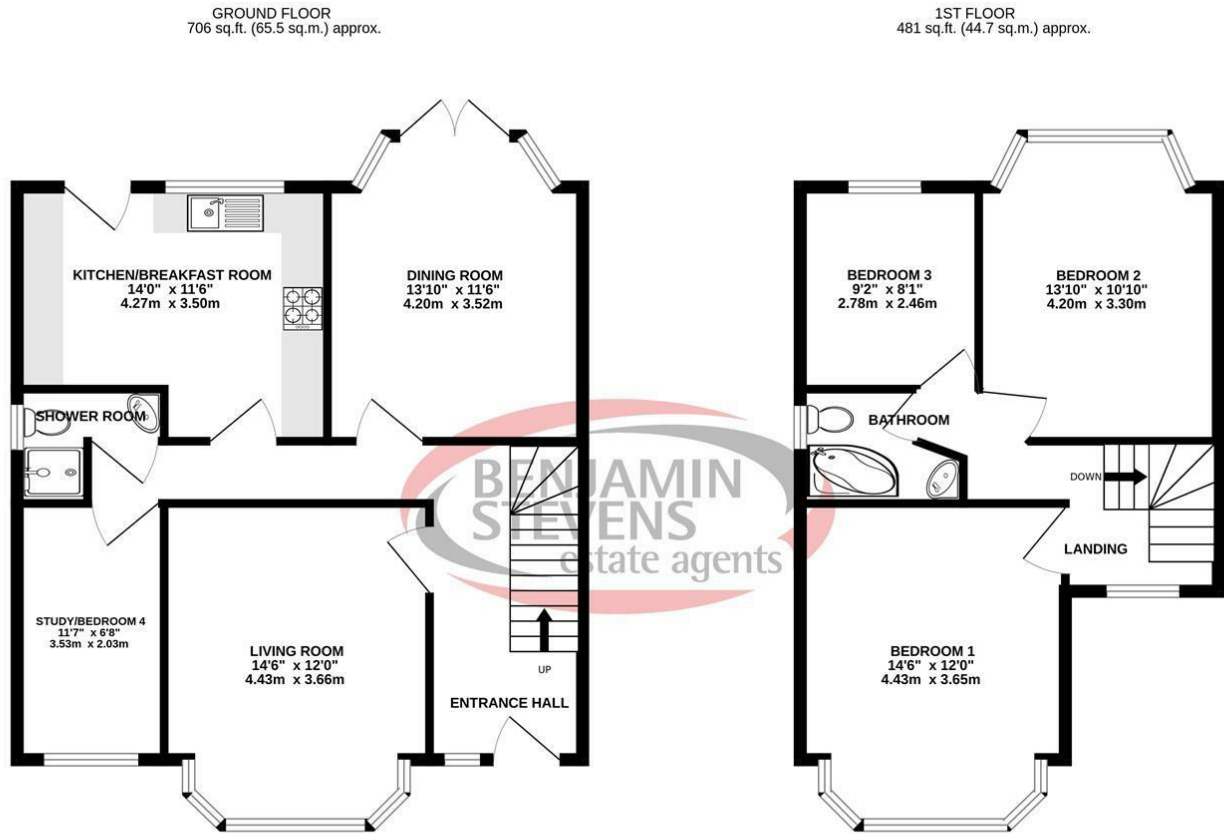
**Rear aspect**



**Tenure**

Council tax band F - £2522  
Freehold

# Floor Plan

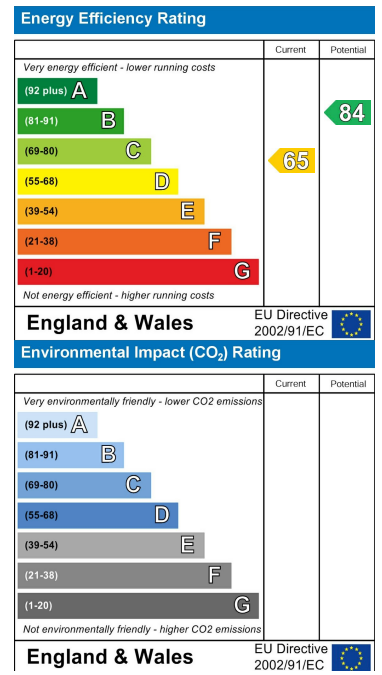


TOTAL FLOOR AREA: 1187 sq.ft. (110.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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