



8 Old Rectory Gardens, Edgware, HA8 7LS

Offers In Excess Of £899,950

A substantial corner property situated only yards from Edgware tube station.

Accommodation comprises Five Bedrooms, Three spacious reception rooms, and three bathrooms.

Features include ample off street parking, and a self-contained annex with kitchen/diner, shower room and bedroom.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens, call now to view!

Entrance porch 5'1 x 3'1 (1.55m x 0.94m)

Stairs to first floor



Reception Room 34' x 13'4 (10.36m x 4.06m)



Side and Rear aspect windows, Patio doors to garden, door to shower Room.

Reception Room 18'7 x 13'7 (5.66m x 4.14m)



Wet Room 6'5 x 6'1 (1.96m x 1.85m)



Rear aspect window, wall mounted shower, wash hand basin, low level WC

Reception Room (Dining Room) 16' x 13'4 (4.88m x 4.06m)



Kitchen / Diner 15'8 (max) x 15' (4.78m (max) x 4.57m)



Kitchen area



Range of wall and base units, rear aspect window.

Guest Cloakroom

Low level WC, wash hand basin, window.

Self contained annex



***Annex* Kitchen/Reception 16' (max) x 15'7 (max) (4.88m (max) x 4.75m (max))**



***Annex* Shower Room**



***Annex* Bedroom 12' (max) x 10'9 (max) (3.66m (max) x 3.28m (max))**



Front aspect window

First Floor Landing

Bedroom One 16' (max) x 10'5 (4.88m (max) x 3.18m)



Bedroom Two 13'7 x 11'9 (4.14m x 3.58m)



Shower Room



Bedroom Three 12' x 9'8 (3.66m x 2.95m)



Patio garden



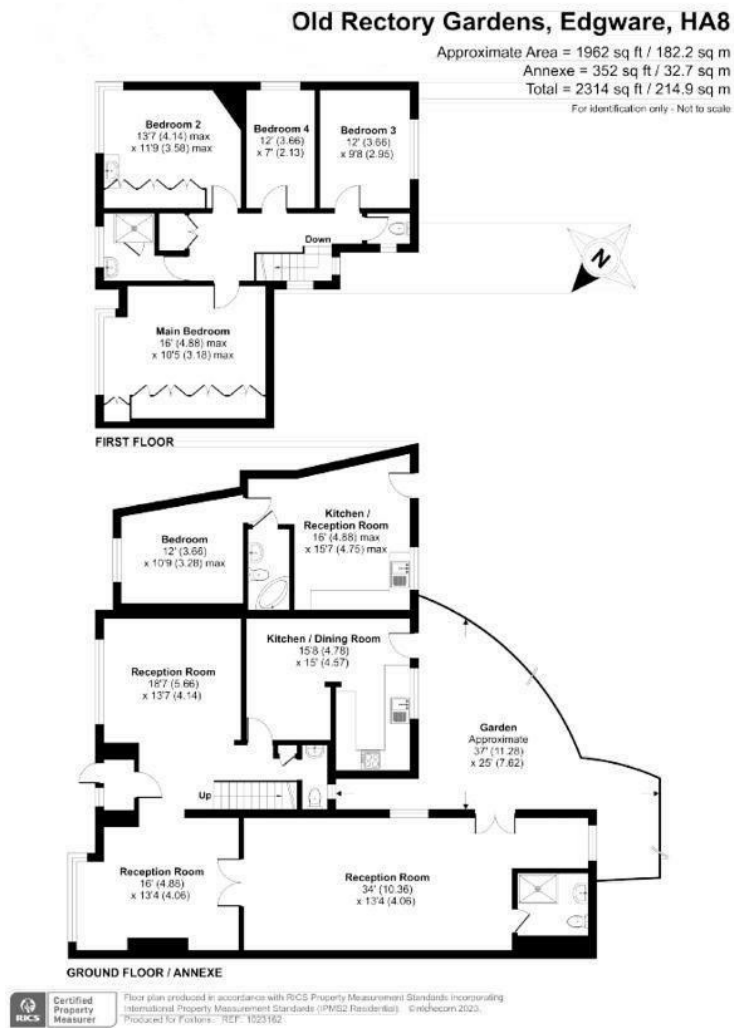
Bedroom Four 12' x 7' (3.66m x 2.13m)



External view



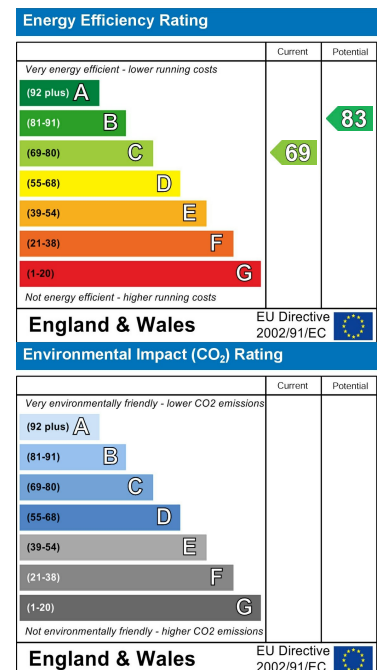
Floor Plan



Area Map



Energy Efficiency Graph



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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