



## 8 Old Rectory Gardens, Edgware, HA8 7LS

**Asking Price £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**



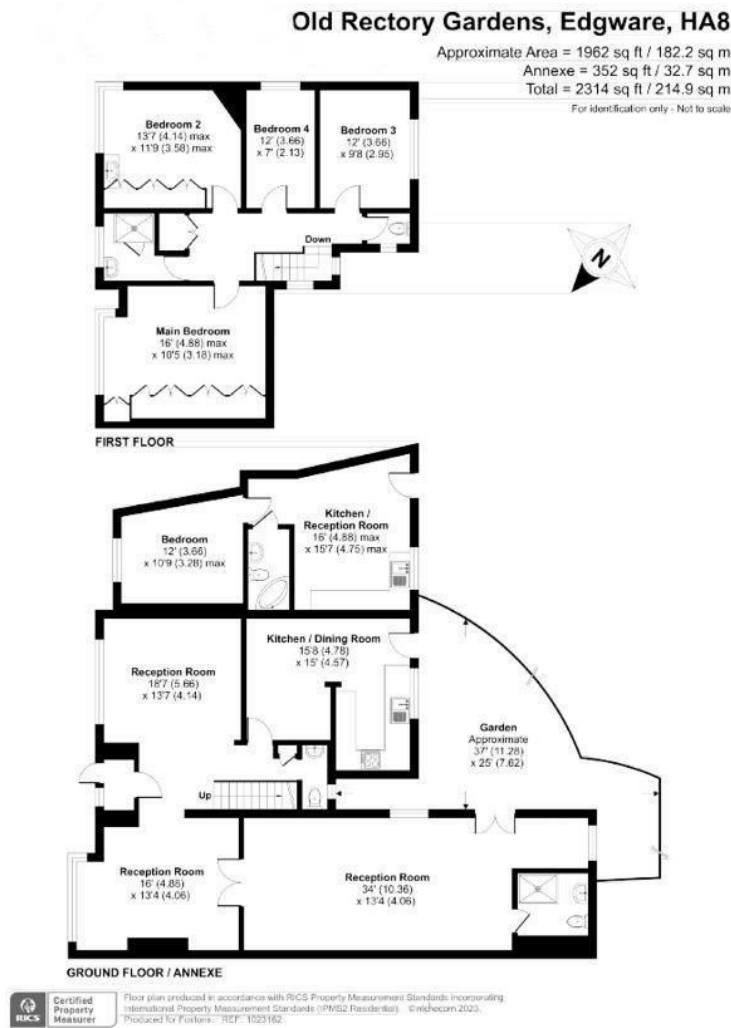
**Bedroom Four 12' x 7' (3.66m x 2.13m)**



**External view**



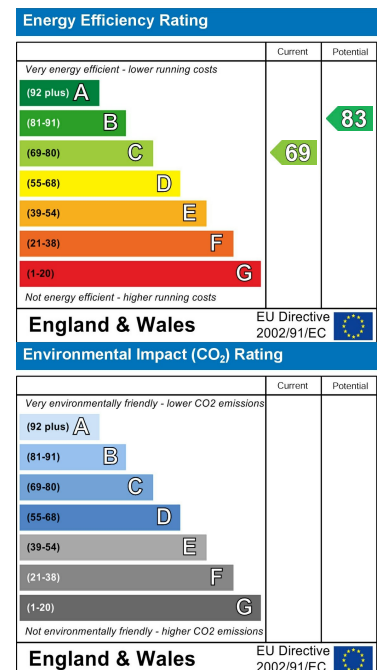
# Floor Plan



# Area Map



# Energy Efficiency Graph



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