



## 10 Carlton Close, Edgware, HA8 7PY

**Asking Price £900,000**

A rare opportunity to acquire an A.W. Curton-built detached family home in this desirable Edgware cul-de-sac, which is situated a stone's throw away from local amenities and local transport.

As you enter into the property via a lobby you are greeted with a spacious panelled reception room that leads into a separate dining room and separate kitchen with a door leading into the garden.

The accommodation comprises three double bedrooms and one single bedroom, one family bathroom and a separate shower room on the first floor.

Features include downstairs guest cloakroom, a garage and off-street parking, a studio/store room and ample additional storage.

Call vendor's sole agents Benjamin Stevens now to arrange a viewing.

**Reception Room 15'8 x 13'10 (4.78m x 4.22m)**



**Reception Rooms 14'8 x 8'6 (4.47m x 2.44m)**



**Dining Room 17'8 x 12'2 (5.38m x 3.71m)**



**First Bedroom 15'8 x 12 (4.78m x 3.66m)**



**Kitchen 14'11 x 11'8 (4.55m x 3.56m)**



**Second Bedroom 11'7 x 10'4 (3.53m x 3.15m )**



**Third Bedroom 14'5 x 8'1 (4.39m x 2.46m )**



**Shower Room**



**Fourth Bedroom 9'8 x 7'8 (2.95m x 2.34m)**



**Garden**



**Bathroom 7'7 x 5'10 (2.31m x 1.78m)**



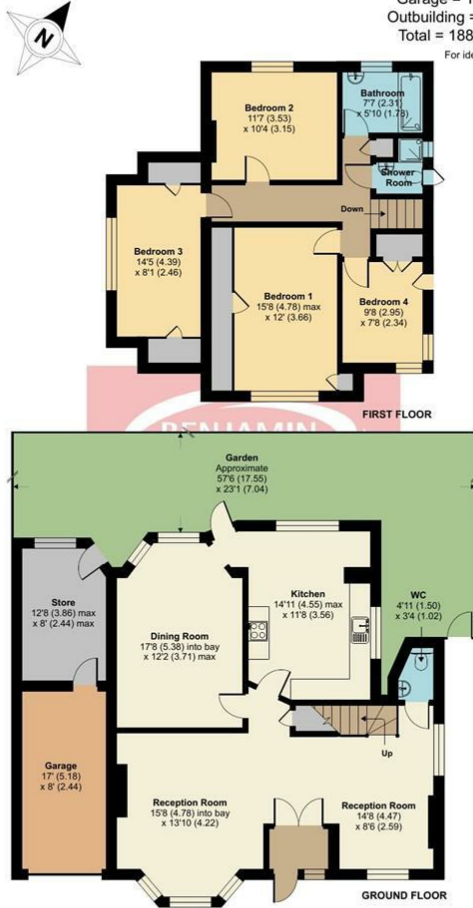
**Rear Aspect**



# Floor Plan

## Carlton Close, Edgware, HA8

Approximate Area = 1646 sq ft / 152.9 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Outbuilding = 98 sq ft / 9.1 sq m  
 Total = 1880 sq ft / 174.6 sq m  
 For identification only - Not to scale

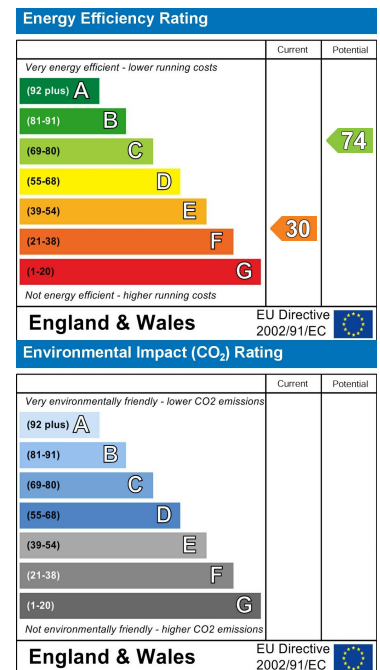


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1096684

# Area Map



# Energy Efficiency Graph



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