



25 Priory Field Drive, Edgware, HA8 9PT

Asking Price £1,000,000

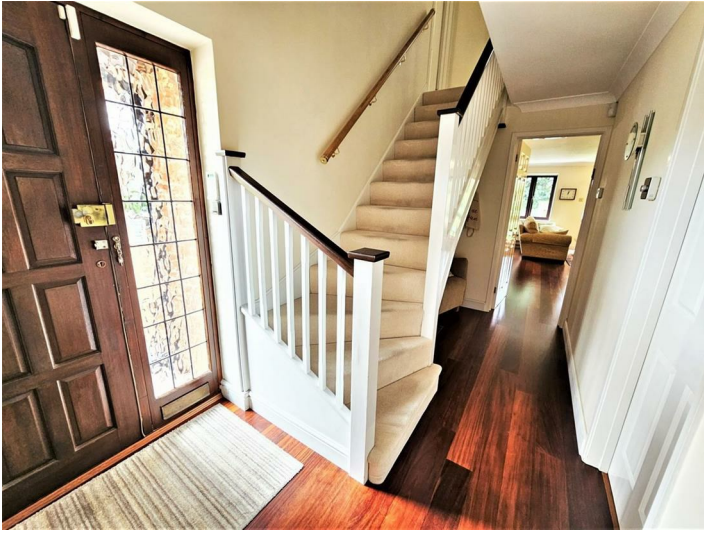
An extended Four Bedroom, Three Bathroom, Detached Family Home in Edgware's desirable Priory Field Drive

Accommodation comprises Four Bedrooms, a Spacious Open Plan Living / Dining Room, TV Room/Office, a separate Kitchen, and Utility Room.

Features include an En-Suite to Bedroom One, Two Additional Shower Rooms and Guest Cloakroom.

An early viewing is highly recommended via vendor's Sole Agents Benjamin Stevens. Call now to view!

Entrance Hallway



Stairs to First Floor, doors to:

Guest Cloakrom

Wash hand basin, frosted window, low level WC

TV Room 10' x 9'8 (3.05m x 2.95m)



Front aspect double-glazed window, door to Entrance Hallway, double doors to main reception space.

Open Plan Living / Dining Room 33'09 (max) x 27' (max) (10.29m (max) x 8.23m (max))



Dining Area



Lounge Area



Breakfast Area



Shower Room



Kitchen 16'2 x 7'8 (4.93m x 2.34m)



Front aspect double glazed window, Range of wall and base units, integrated oven and hob, sink unit with drainer and mixer tap, dish washer.

Utility Room 10' x 7'5 (3.05m x 2.26m)



Sink unit, plumbed for appliances, door to side access, door to shower room.

Vanity wash hand basin, shower cubicle, low level WC.

First floor landing

Doors to:

Bedroom One 14'1 (into bay) x 11'5 (4.29m (into bay) x 3.48m)

Laid to carpet, range of built-in wardrobes, door to en-suite bathroom.

Bedroom One (alternate image)

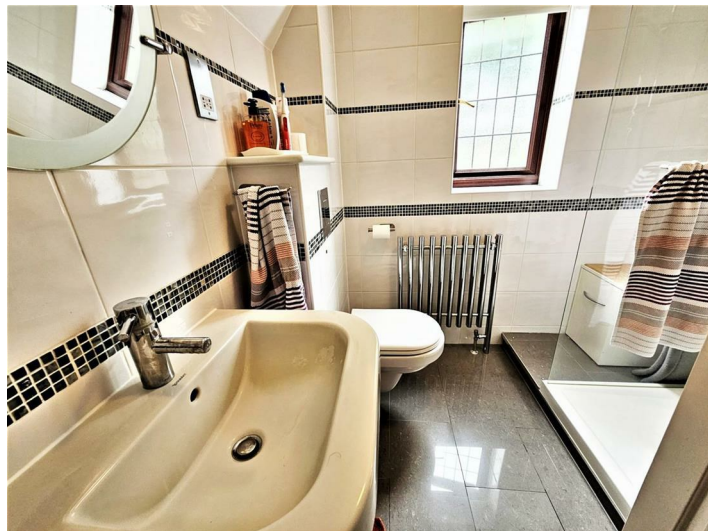


Bedroom Two 13'2 x 8'9 (4.01m x 2.67m)



Laid to carpet, front aspect double glazed window.

Shower Room

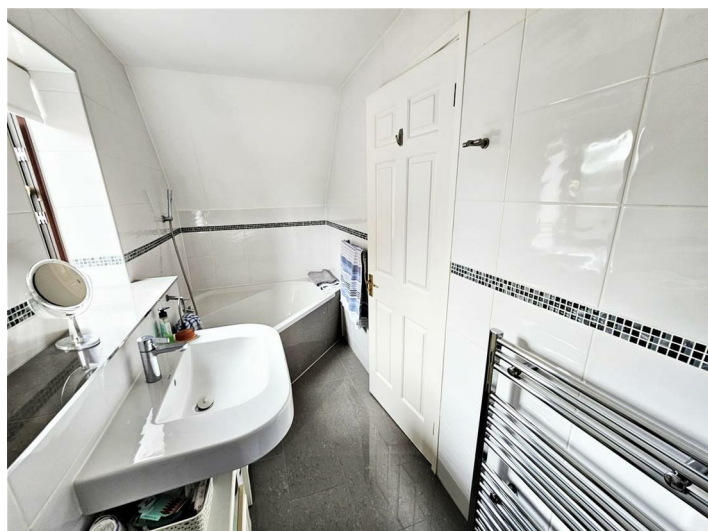


Bedroom Three 12'2 x 7'7 (3.71m x 2.31m)

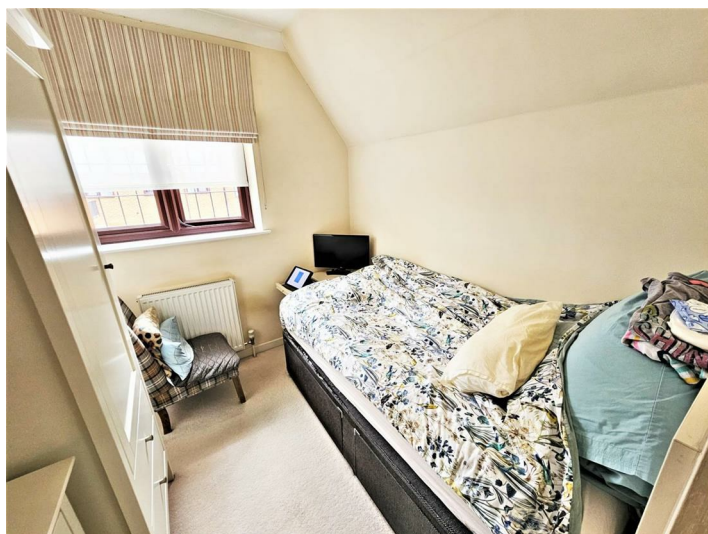


Laid to carpet, rear aspect double glazed window.

En-Suite Bathroom



Bedroom Four 10'3 x 7' (3.12m x 2.13m)



Laid to carpet, front aspect double glazed window.

Garden



Decked area

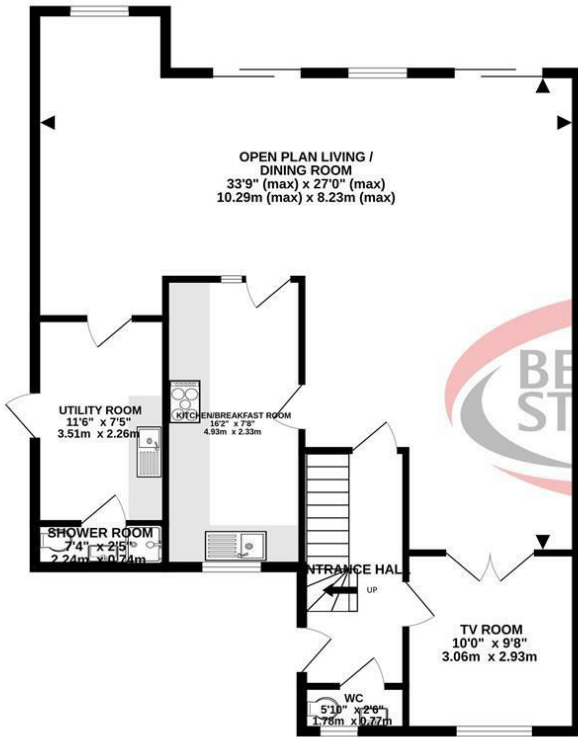


Rear Aspect

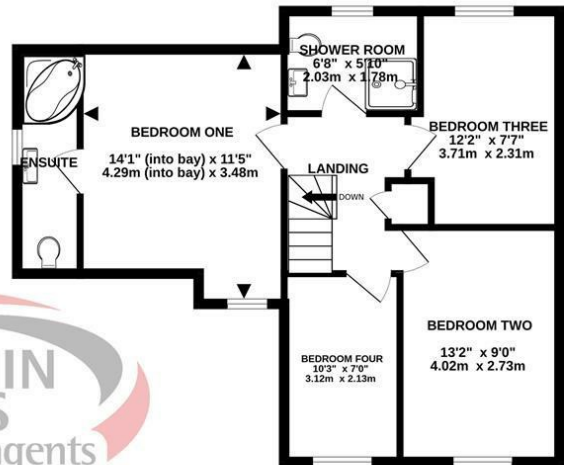


Floor Plan

GROUND FLOOR



1ST FLOOR



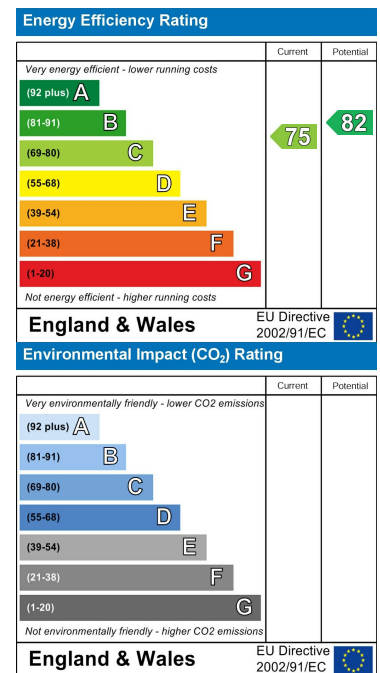
TOTAL FLOOR AREA : 1913sq.ft. (177.7 sq.m.) approx.

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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