



17 St. Davids Drive, Edgware, HA8 6JQ

Asking Price £589,950

Chain Free

An extended Three Double Bedroom, Three Bathroom Family Home in this desirable Edgware Cul-De-Sac.

Accommodation comprises Three Double Bedrooms, Spacious Lounge, Kitchen/Diner, En-Suite to Bedroom One, Family Bathroom, and guest cloakroom/shower room.

Features include off street parking, private garden and two large outbuildings.

Well situated for access to local schooling including the Krishna Avanti school and local parks and amenities.

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

Porch 4'6 x 4'4 (1.37m x 1.32m)

Door leading into Lounge

Lounge 16'3 (max) x 21'1 (4.95m (max) x 6.43m)



Bay window to front, open to kitchen/diner at rear.

Kitchen / Diner 15'6 x 9'2 (4.72m x 2.79m)

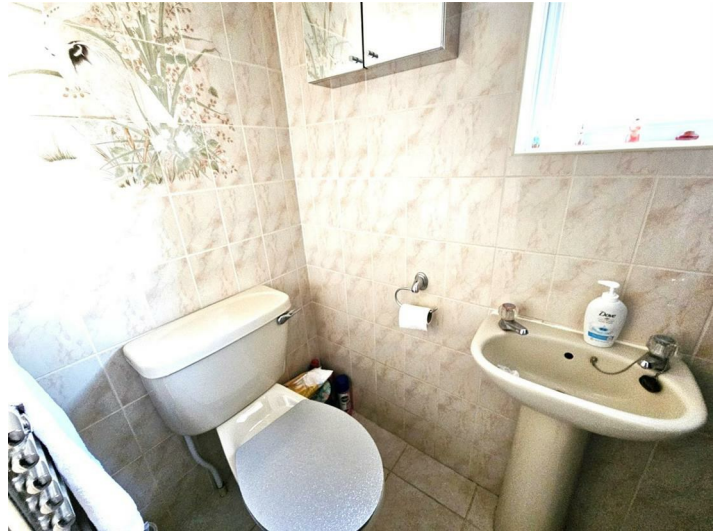


Range of wall and base units, sink unit, large five ring hob, with oven and with extractor over. Rear aspect windows, and door leading to garden.

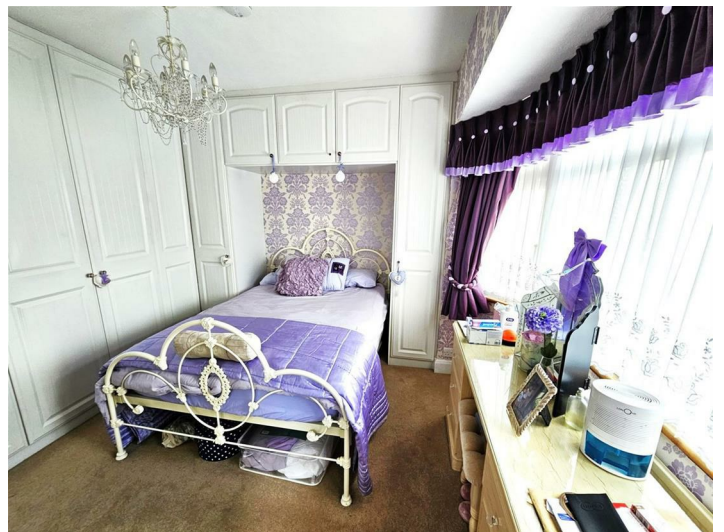
Dining Area



Guest Cloakroom/Shower Room 7'4 x 3'5 (2.24m x 1.04m)



Bedroom Two 11'8 (into bay) x 10'5 (3.56m (into bay) x 3.18m)



Bedroom Three 10'8 x 10' (3.25m x 3.05m)



Rear aspect window.

En-Suite 7'2 x 6'7 (2.18m x 2.01m)



Shower cubicle, low level WC, vanity wash hand basin, frosted rear aspect window.

Family Bathroom 7'4 x 5'4 (2.24m x 1.63m)



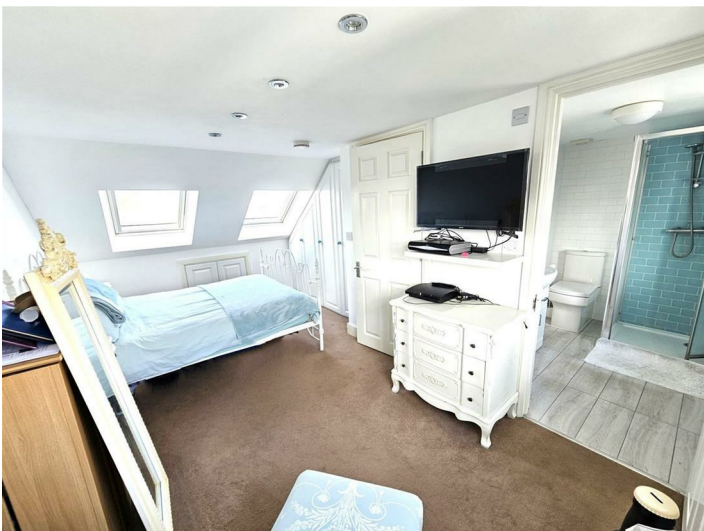
Vanity wash hand basin, panelled bath, low level WC and heated towel rail.

Rear Garden



Decked area, with side access. Door to outbuilding/garage, gate to lawned area.

**Bedroom One 15'6 x 8'10 (to wardrobes)
(4.72m x 2.69m (to wardrobes))**



Eaves storage to front, built in wardrobes, door to ensuite, rear aspect window.

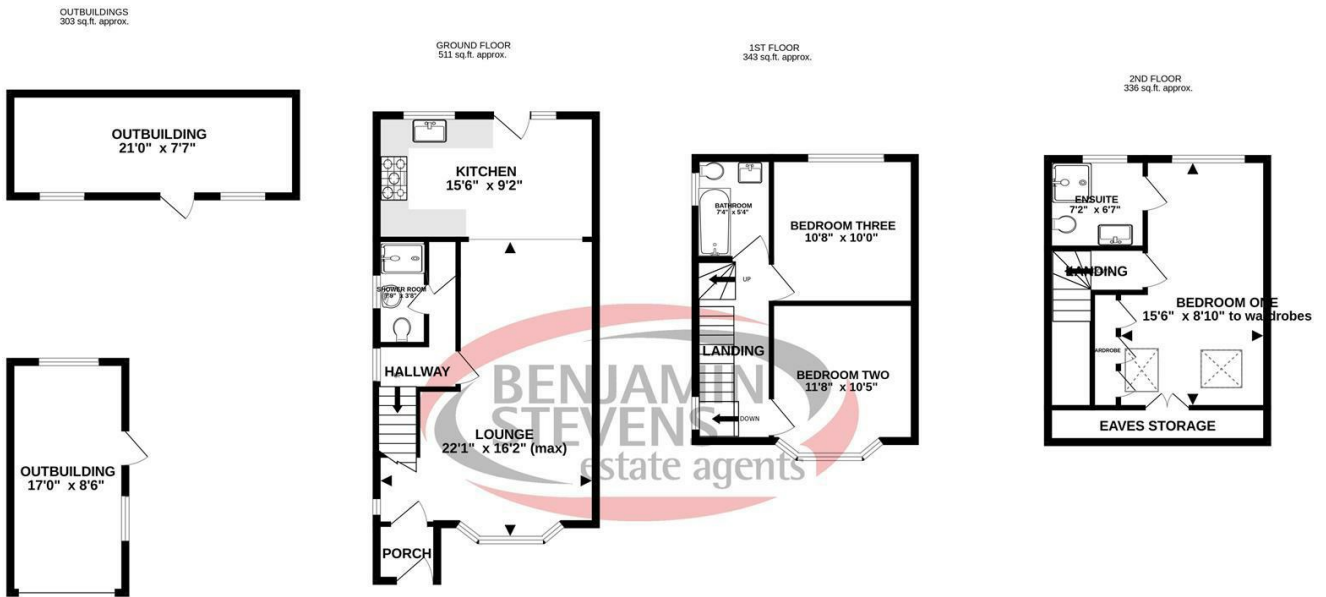
Rear Garden



Rear Aspect



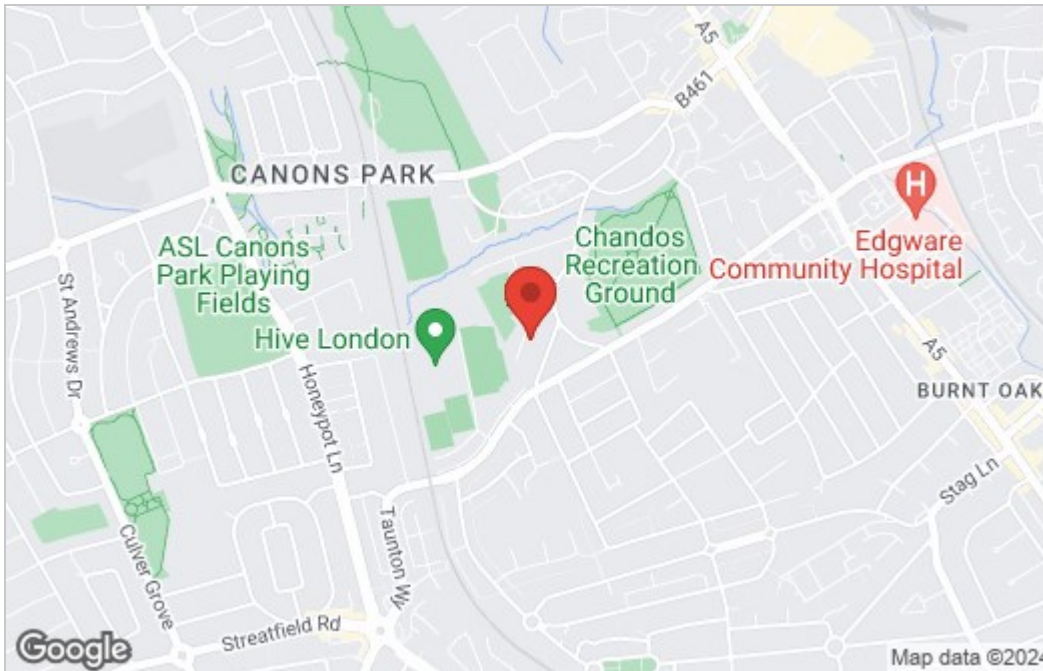
Floor Plan



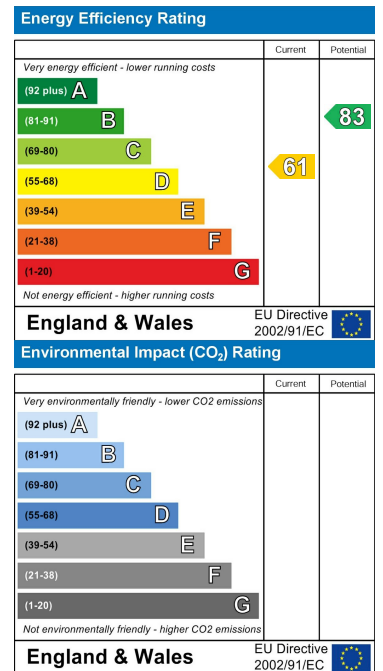
TOTAL FLOOR AREA : 1494 sq.ft. approx.

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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