

8 Orchard Drive, Edgware, HA8 7SD

Asking Price £925,000

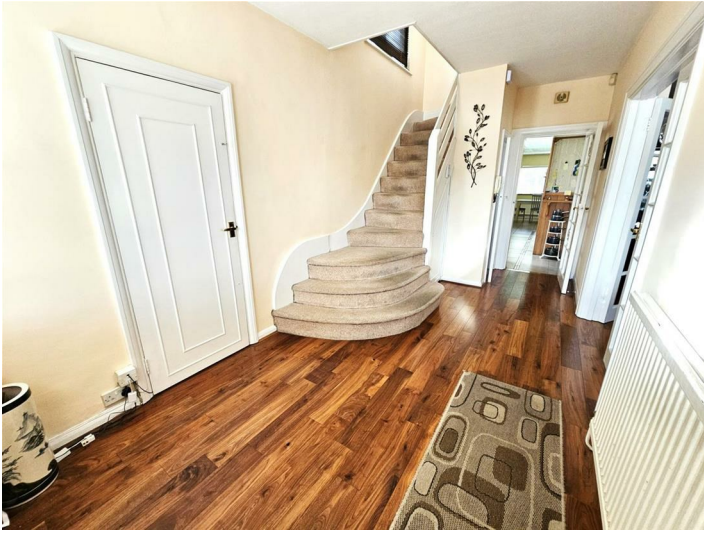
A well extended four double bedroom, three bathroom family home in this desirable Edgware location.

Accommodation comprises Four Double Bedrooms, Three Bathrooms (one En-Suite), Spacious through lounge, Large 'eat in' Kitchen/Diner.

Features include, study, ample off street parking, guest cloakroom and separate utility room.

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

Entrance Hall 17'5 x 7'11 (5.31m x 2.41m)



Kitchen / Dining Room 25'5 x 21'2 (7.75m x 6.45m)



Large entrance hall, under stair cupboard, doors to:

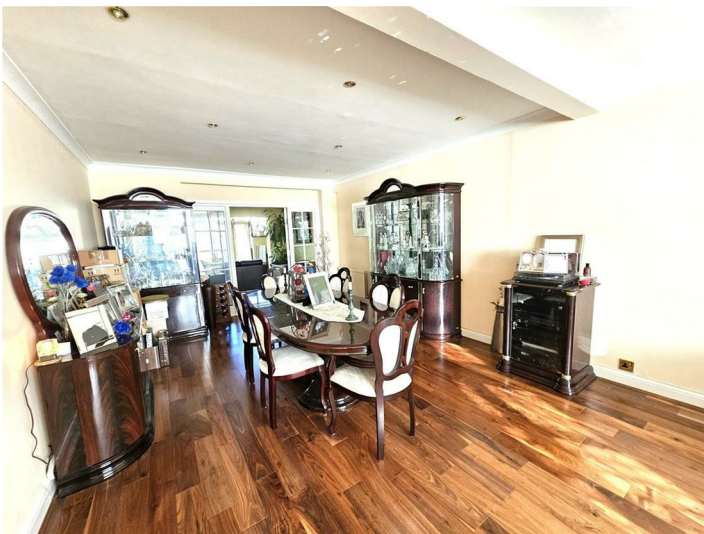
Reception Room 31'1 (into bay) x 13' (9.47m (into bay) x 3.96m)



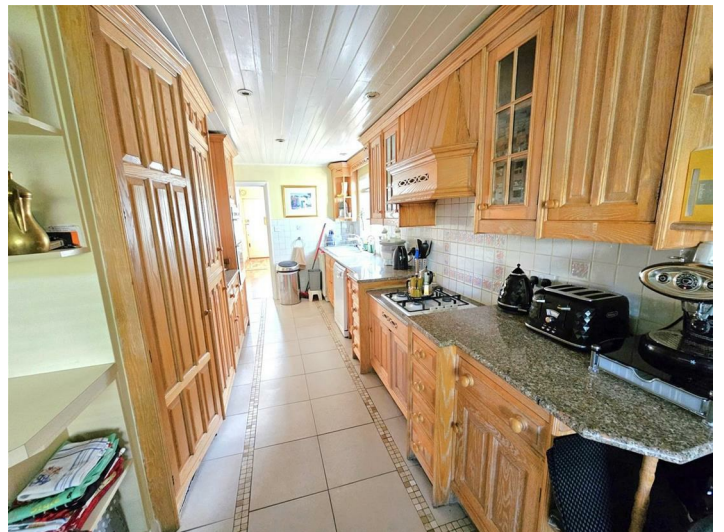
Kitchen / Dining Room (alt view)



Reception Room (alt view)



Kitchen Area



Kitchen Area (alt view)



Bedroom Two 17'2 x 13'4 (5.23m x 4.06m)



Guest Cloakroom

Side aspect window, low level WC, wash hand basin.

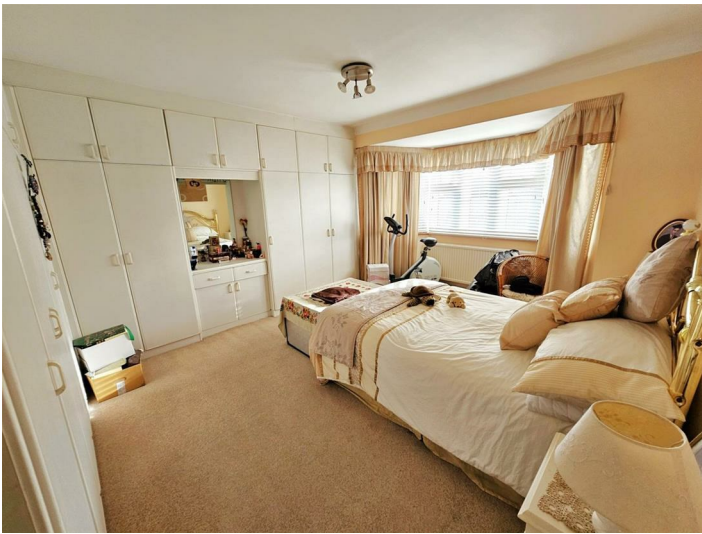
Utility Room 16'1 x 5'4 (4.90m x 1.63m)

Plumbed for washing machine, sink unit, door to garden.

First Floor Landing

Stairs to second floor and doors to:

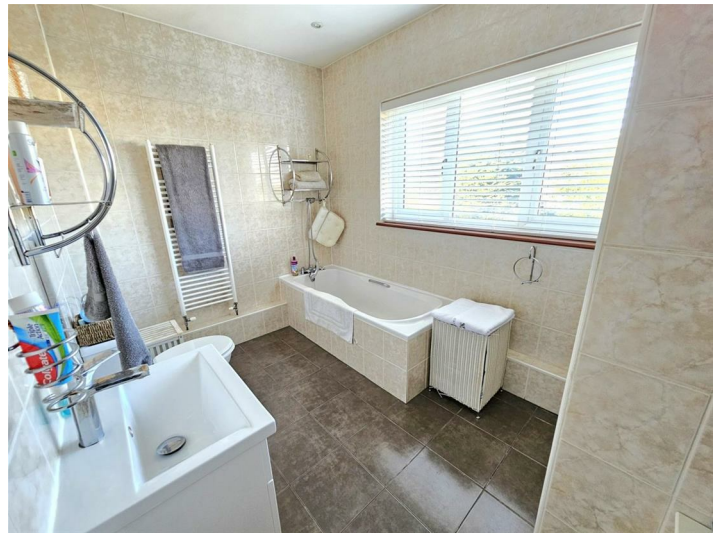
Bedroom One 17'5 (into bay) x 13'4 (5.31m (into bay) x 4.06m)



Built in wardrobes, bay window to front.

Rear aspect window, door to en-suite bathroom

En-suite bathroom 10'10 x 7'1 (3.30m x 2.16m)



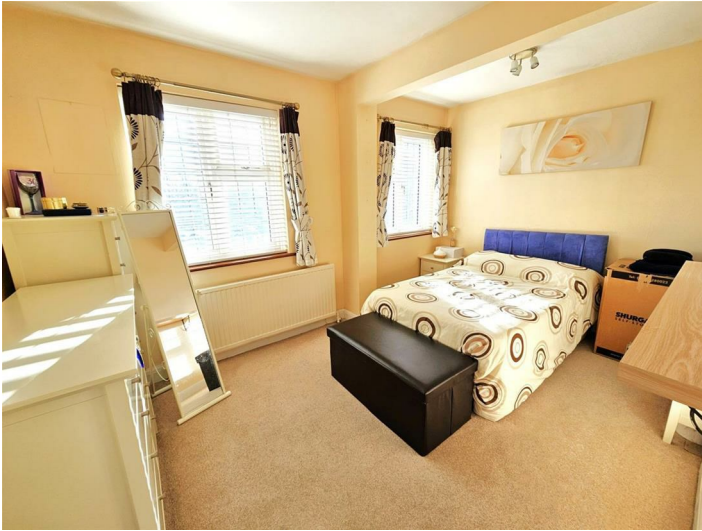
Panelled bath, shower cubicle, low level WC, wash hand basin.

Family Bathroom 11'11 x 7'10 (3.63m x 2.39m)



Panelled bath, large shower cubicle, low level WC, wash hand basin and bidet.

Bedroom Three 13'8 x 10'6 (4.17m x 3.20m)



Dual front aspect windows.

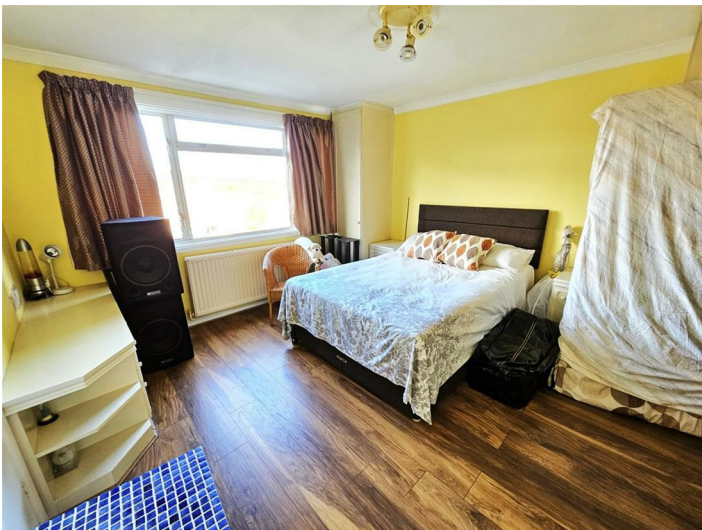
Second floor landing

Bathroom 11'3 x 5'11 (3.43m x 1.80m)



Panelled bath, low level WC, wash hand basin, velux window.

Bedroom Four 11'9 x 11'6 (3.58m x 3.51m)



Rear aspect window, open to dressing room

Dressing Room 9'1 x 8'11 (2.77m x 2.72m)

Eaves storage 7'8 x 6'10 (2.34m x 2.08m)

Rear garden



Patio area, mainly laid to lawn with mature borders.

Rear aspect

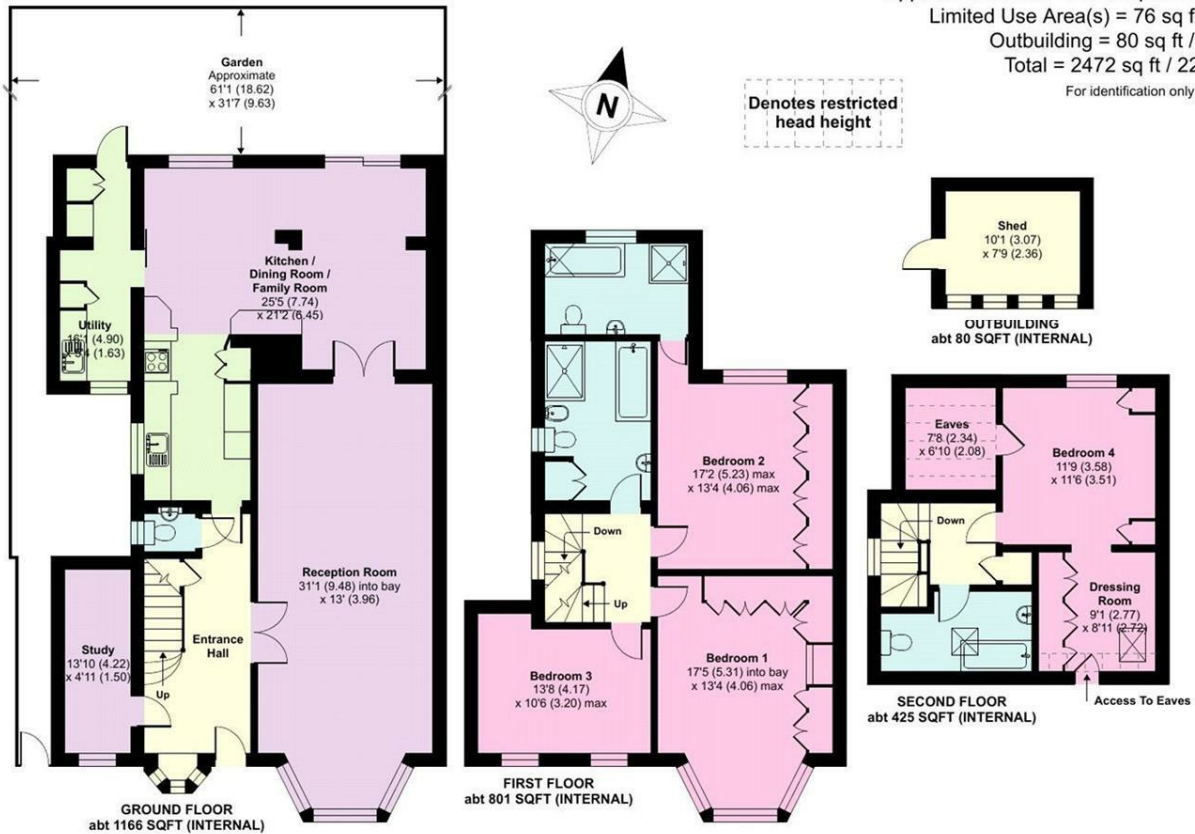


Floor Plan

Orchard Drive, Edgware, HA8

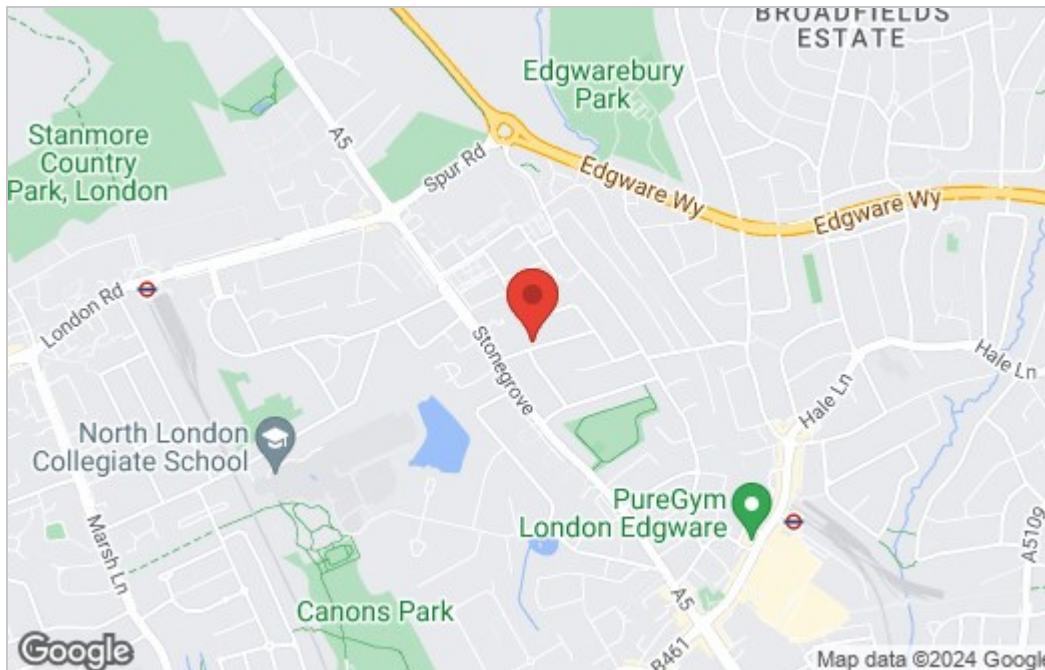
Approximate Area = 2316 sq ft / 215.2 sq m
 Limited Use Area(s) = 76 sq ft / 7 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 2472 sq ft / 229.6 sq m

For identification only - Not to scale

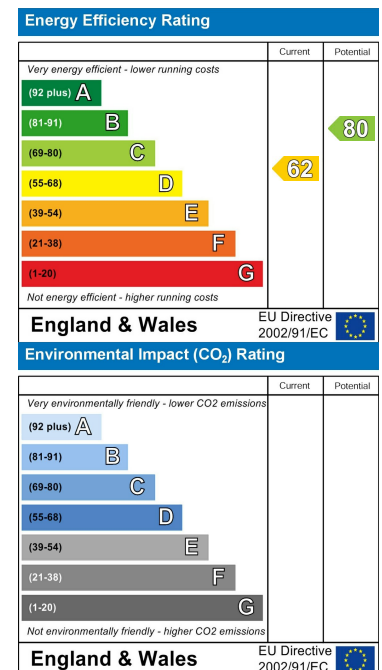


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrbecom 2022. Produced for Anthony Pepe. REF: 882644

Area Map



Energy Efficiency Graph



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