



12 Priory Field Drive, Edgware, HA8 9PU

Asking Price £350,000

Chain Free

Two Double Bedroom Ground Floor Maisonette, with SouthEast facing patio leading onto communal garden.

Situated on the popular and picturesque Priory Field Drive.

Accommodation comprises bright reception room, with open plan dining area. Modern fitted kitchen, Two Double Bedrooms, En-suite to Bedroom One and family bathroom.

Allocated parking space, and easy visitors parking.

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

Entrance Hallway

Laid to carpet, multiple storage cupboards, doors to:

Living Room 15'2 x 10'8 (46.33m x 3.25m)



Laid to carpet, side aspect window, open to Dining Room, patio doors to patio, leading to communal gardens.

Kitchen 9'1 x 7'10 (2.77m x 2.39m)



Range of wall and base units, integrated gas hob, integrated oven, stainless steel sink unit with drainer and mixer tap, plumbed for washing machine, plumbed for dishwasher, front aspect window. Serving hatch to dining room.

Bedroom One 11'10 x 9'4 (3.61m x 2.84m)



Rear aspect double glazed window, laid to carpet, door to en-suite shower room.

En-suite shower room 8'4 x 5'2 (2.54m x 1.57m)



Low level WC, side, shower cubicle and vanity wash hand basin.

Dining Room 9'7 x 7'10 (2.92m x 2.39m)



Front aspect double glazed window, serving hatch to kitchen.

Bedroom Two 11'6 x 8'9 (3.51m x 2.67m)



side aspect double glazed window.

Family Bathroom 7'10 x 7'9 (2.39m x 2.36m)



Panelled bath, pedestal wash hand basin, low level WC, front aspect frosted window.

Rear patio



Rear patio leading onto communal gardens.

Rear aspect



Alternate garden photo

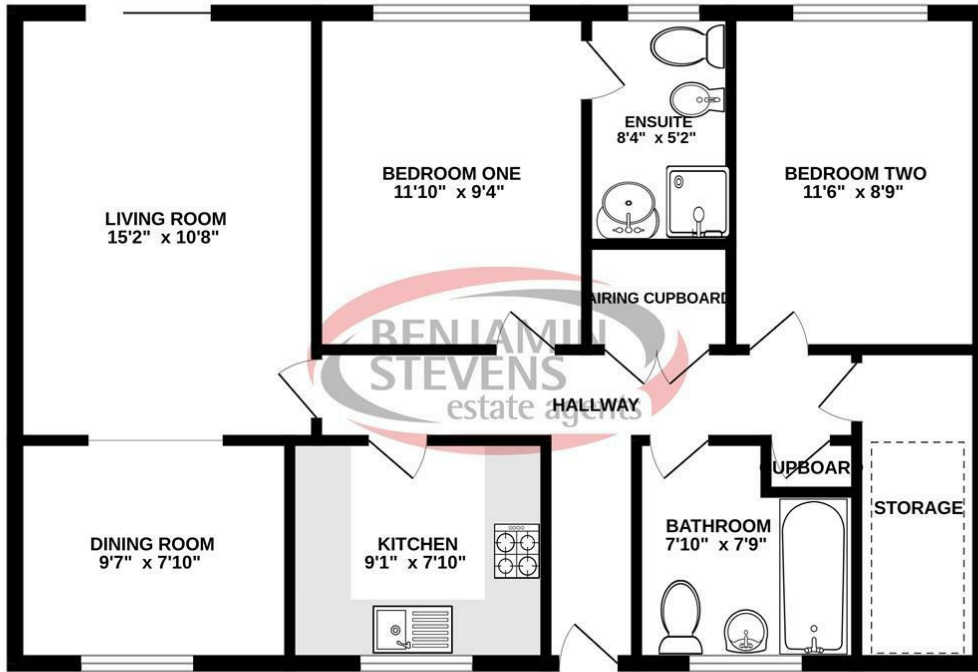


Tenure

Leasehold - 64 years remaining
Service charge: £1,758.62 (£879.31 bi-annually)
Ground Rent: £325.11

Floor Plan

GROUND FLOOR
790 sq.ft. approx.



TOTAL FLOOR AREA : 790 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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