

## 13 Camborne Road, Edgware, HA8 8FD

**Asking Price £699,950**

A Freehold Four Bedroom Family Home in the popular Edgware Green development in Edgware, well located close to local transport links and shopping.

Accommodation comprises a large reception room that leads directly into the south-facing garden, a separate kitchen, study/office room and a guest cloakroom.

On the first floor there is Bedroom One with en-suite and the Second Reception Room.

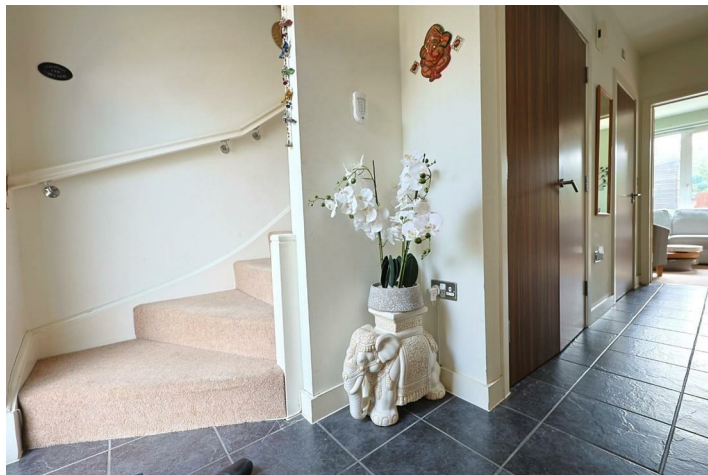
On the Second floor there are three bedrooms and a family bathroom.

Features include high ceilings, off street parking, and a private south facing garden.

Call Sole Agent Benjamin Stevens now to view!



### Entrance Hallway



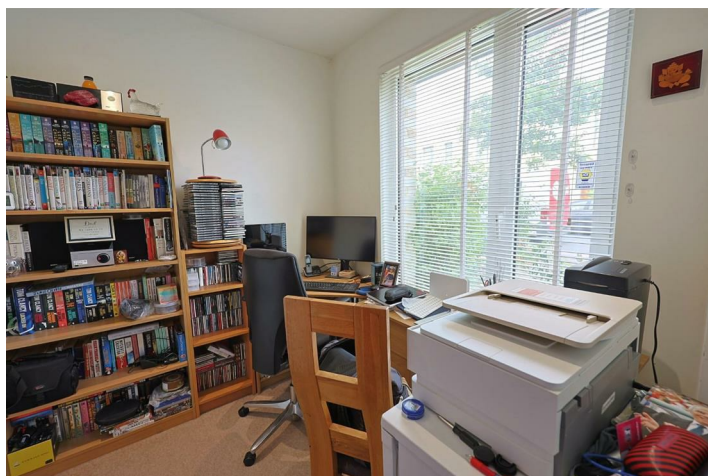
Stairs to first floor, understair utility cupboard, door to guest cloakroom, and door to Dining Room

**Dining Room / Reception 16'5 x 9'10 (5.00m x 3.00m)**



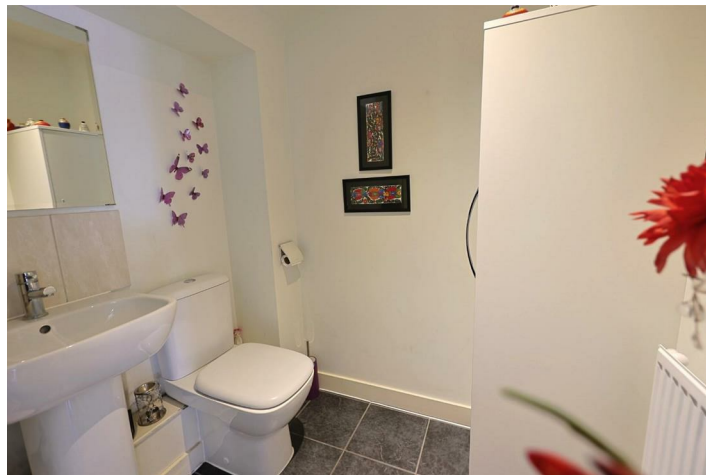
Dual south facing windows and Doors to Garden, door to Separate kitchen.

**Study 8' x 6'11 (2.44m x 2.11m)**



Front aspect window

### Guest Cloakroom



Low level WC, pedestal wash hand basin

**Kitchen 10'10 x 8'1 (3.30m x 2.46m)**



Range of wall and base units, electric hob, electric oven, sink unit with mixer tap and drainer.

### First Floor Landing

**2nd Reception Room 16'8 x 9'10 (5.08m x 3.00m)**



Dual south facing windows.

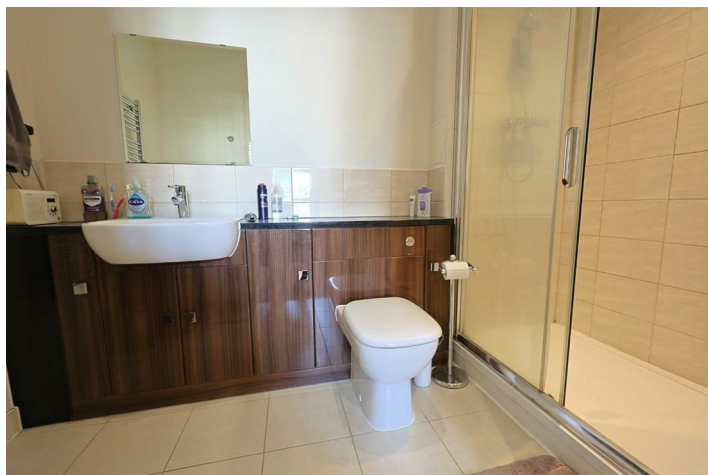


**Bedroom One 12'6 x 9'4 (3.81m x 2.84m)**



Carpet, Front aspect window, door to En-Suite Shower Room

**En-Suite Shower Room**



**Second Floor Landing**

**Bedroom Two 16'5 x 5'1 (5.00m x 1.55m)**



Carpet, dual front aspect windows, built in wardrobe.

**Family Bathroom**



**Bedroom Three 10' x 9'7 (3.05m x 2.92m)**



Carpet, rear aspect window.

**Bedroom Four 12'2 x 6'9 (3.71m x 2.06m)**



Rear aspect window.

## Private Garden



South Facing, mainly laid to lawn with patio area.

## Rear aspect

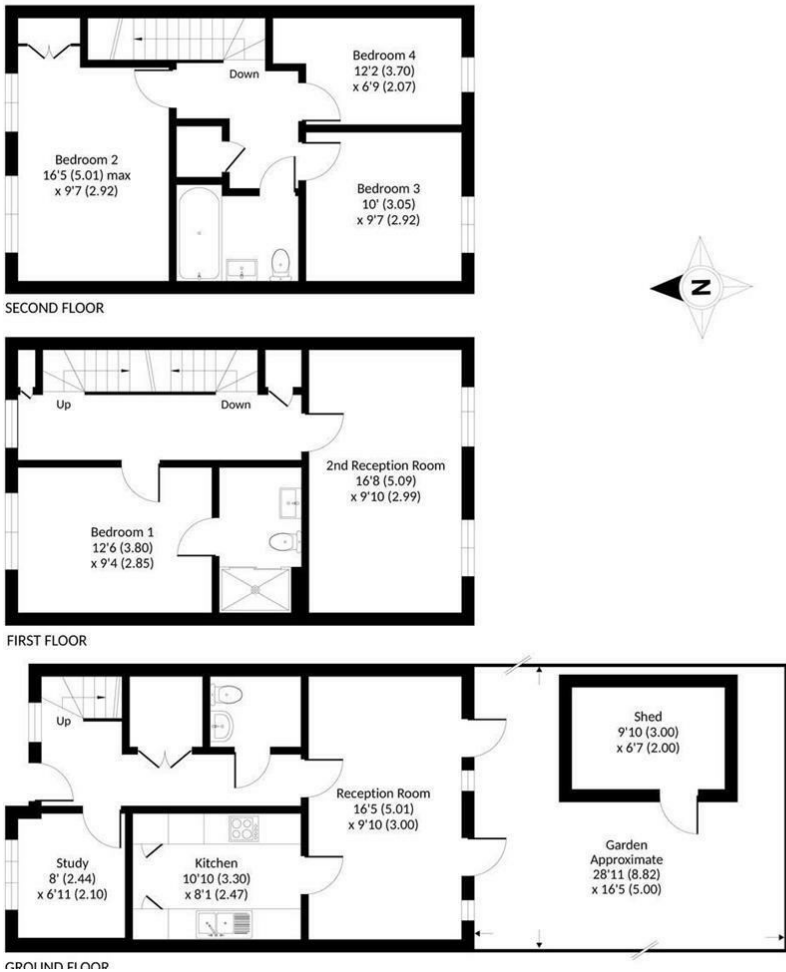




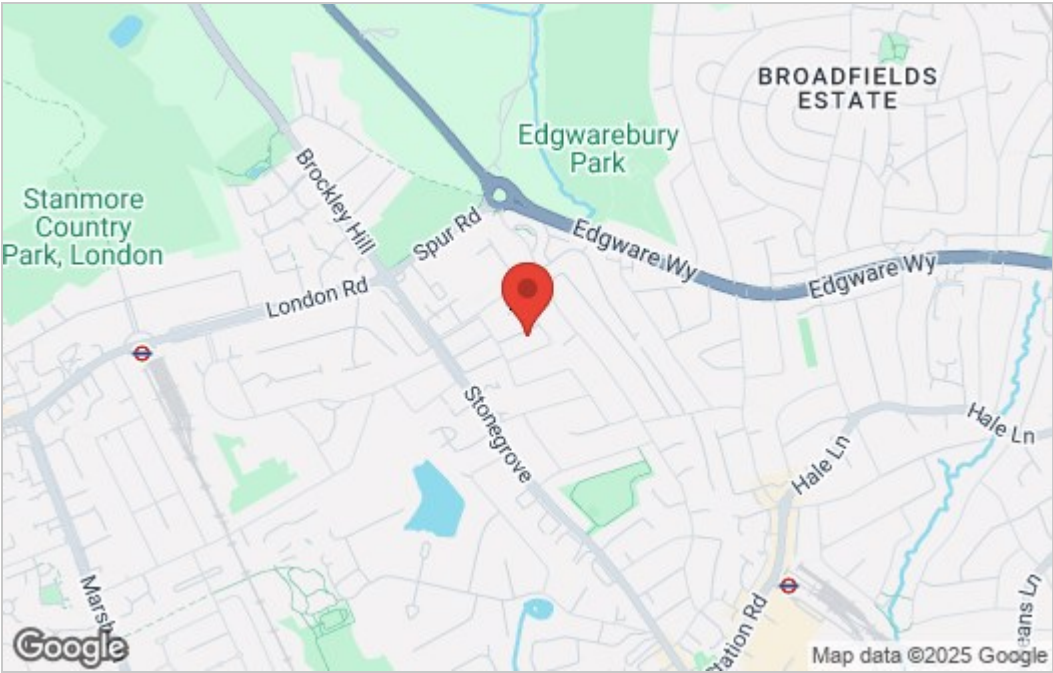
Floor Plan

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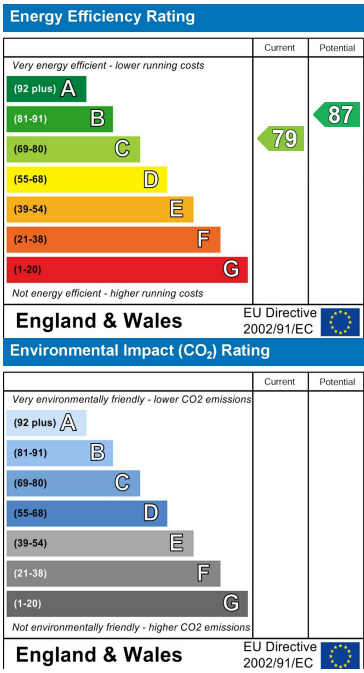
Approximate Area = 1435 sq ft / 133.3 sq m  
Outbuilding = 65 sq ft / 6 sq m  
Total = 1500 sq ft / 139.3 sq m  
For identification only - Not to scale



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



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