



**BENJAMIN
STEVENS.**
estate agents



15 Langley Crescent, Edgware, HA8 9SZ

Offers Over £895,000

An exceptional four-bedroom family Home, situated on a quiet tree-lined crescent, opposite a green.

Accommodation comprises Four Bedrooms, two bathrooms, and four reception rooms.

Features include a separate self-contained annexe, perfect for accommodation or running a business from home. Also includes a multi use Garden Outbuilding with water and electricity.

Beautifully presented and offered chain-free, the property is in immaculate condition, ready for immediate move-in.

Close to excellent schools, various places of worship, including several Synagogues, Churches and Mosques. Excellent transport links are available to Edgware, Mill Hill and Stanmore stations, providing fast access to Central London. Convenient to the M1, A41, A1 and M25. Whether you are looking for a forever family home or a flexible layout that can adapt to your needs, this property offers the perfect blend of convenience, comfort and tranquility.

Potential to extend S.T.P.P.

Entrance Hallway



Dining Room 8'8 x 13'10 (2.64m x 4.22m)



Reception One 12'4 x 12'4 (3.76m x 3.76m)



Kitchen 8' x 24'6 (2.44m x 7.47m)



Reception Two 10'7 x 13'1 (3.23m x 3.99m)



Office 11'1 x 15'5 (3.38m x 4.70m)



Principle Bedroom 10'4 x 14'9 (3.15m x 4.50m)



Bedroom Two 10'10 x 12'4 (3.30m x 3.76m)



Shower Room 5'11 x 8'11 (1.80m x 2.72m)



Bedroom Three 10'7 x 13'1 (3.23m x 3.99m)



Guest Cloakroom



Bedroom Four 6'11 x 8'6 (2.11m x 2.59m)



Shower Room Two 6'11 x 7'10 (2.11m x 2.39m)



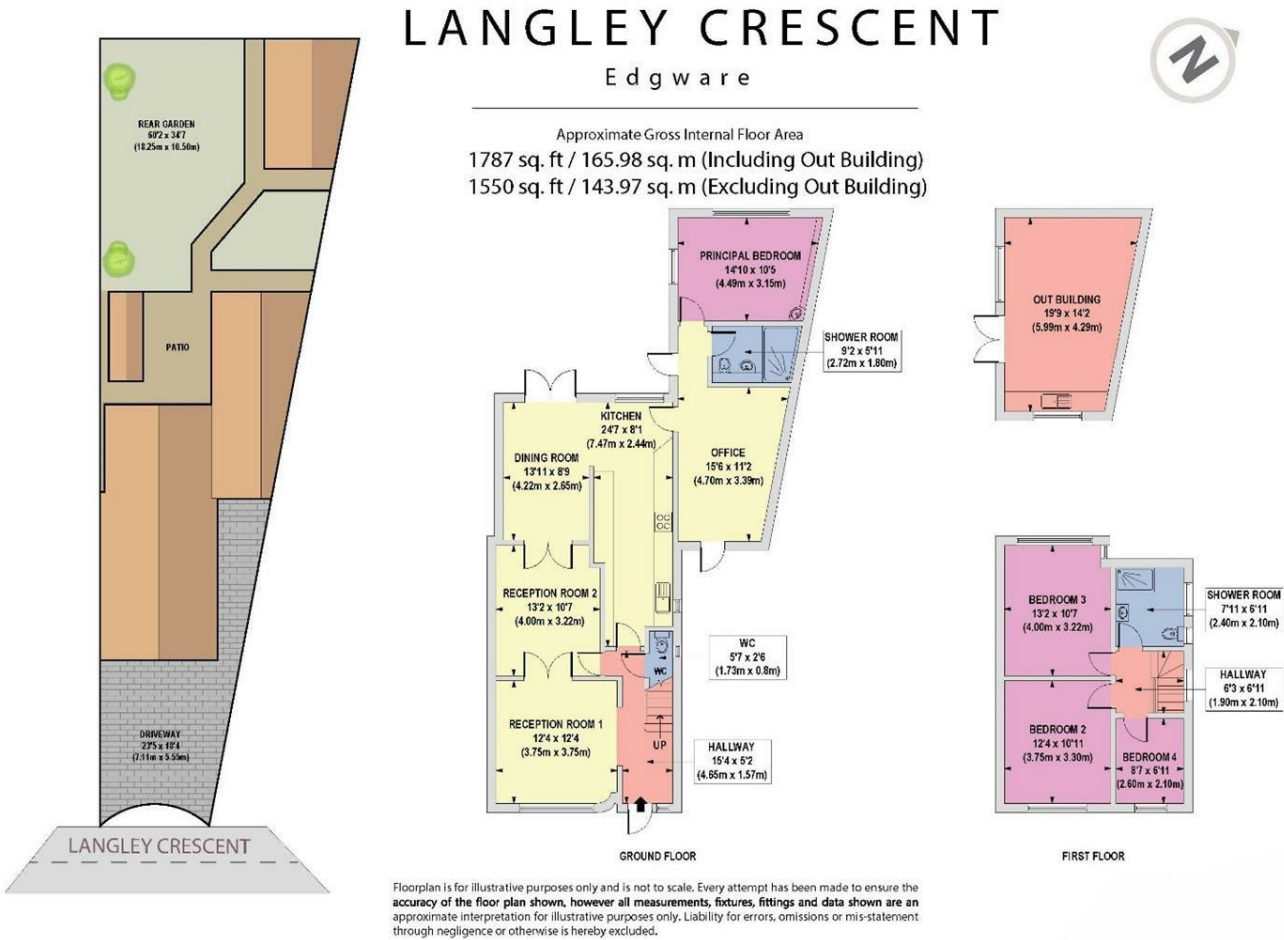
Garden



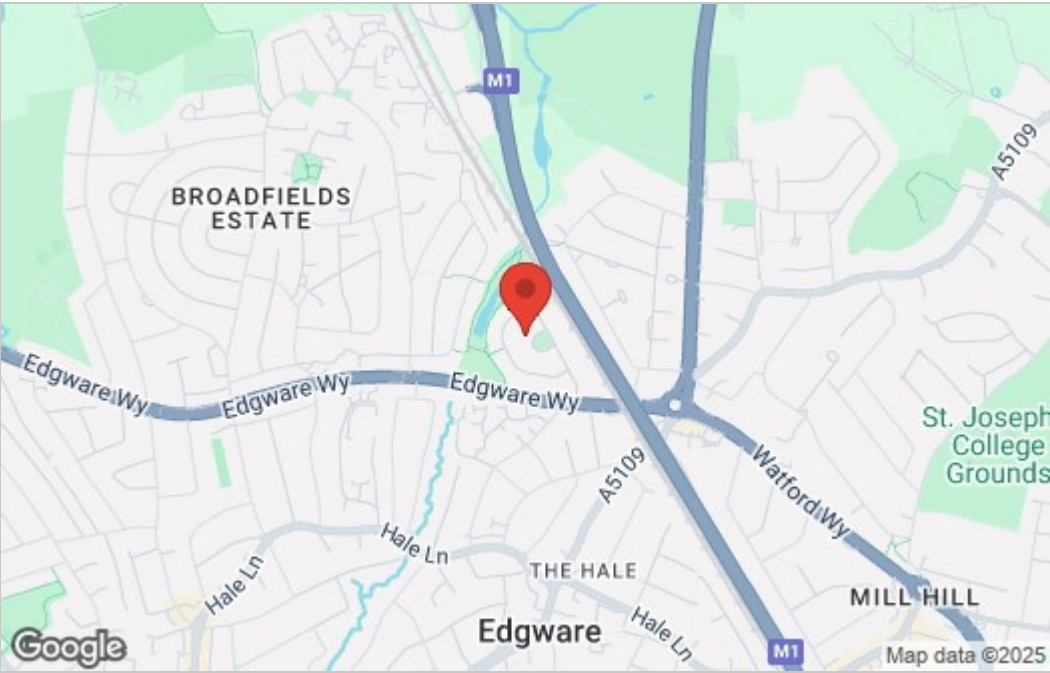
Rear Aspect



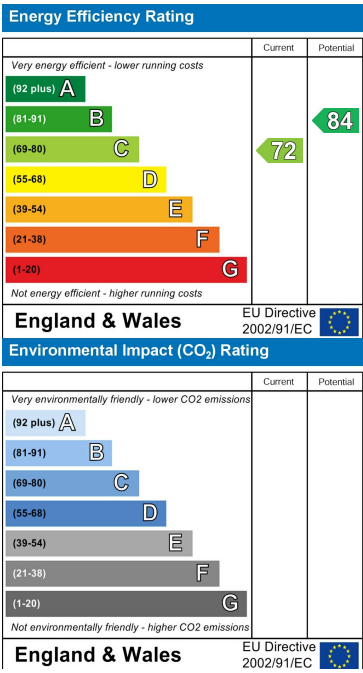
Floor Plan



Area Map



Energy Efficiency Graph



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