



**BENJAMIN
STEVENS.**
estate agents



15 Langley Crescent, Edgware, HA8 9SZ

Asking Price £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

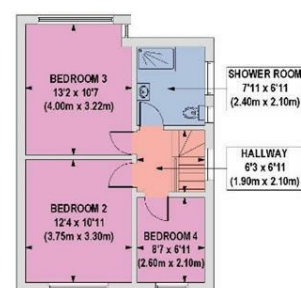
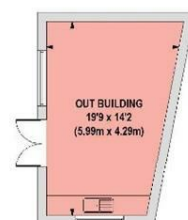
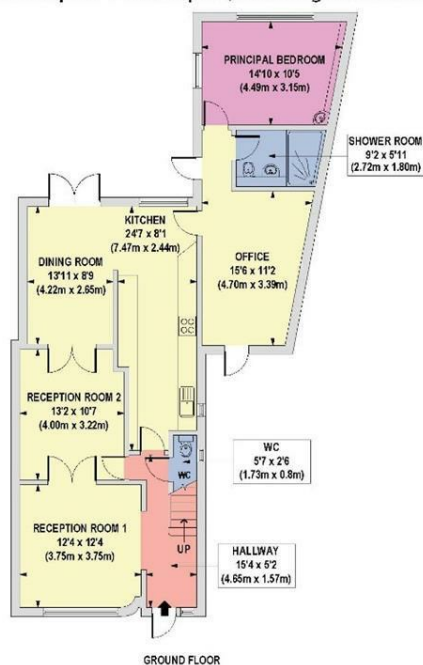
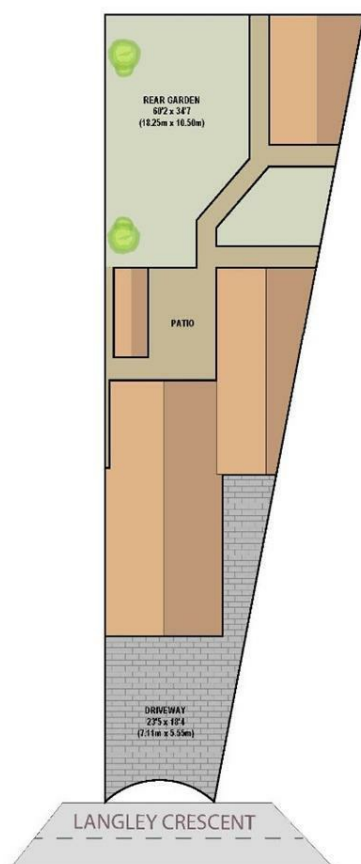


Floor Plan

LANGLEY CRESCENT

Edgware

Approximate Gross Internal Floor Area
1787 sq. ft / 165.98 sq. m (Including Out Building)
1550 sq. ft / 143.97 sq. m (Excluding Out Building)

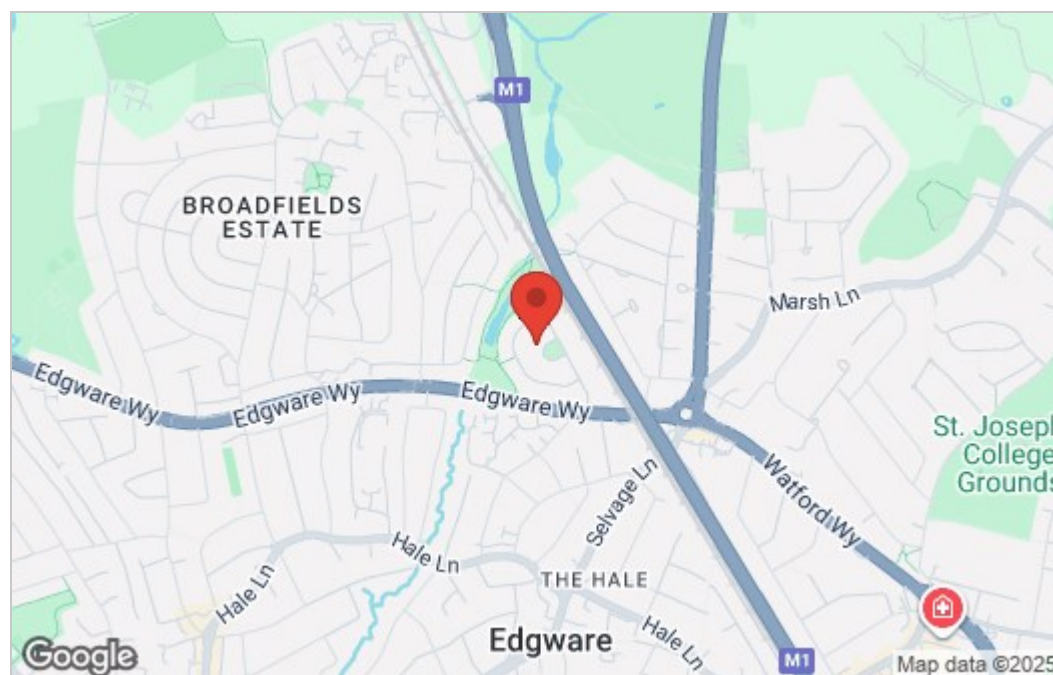


GROUND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			84
<i>Not energy efficient - higher running costs</i>		72	
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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