









# 7 Merlin Crescent, Edgware, HA8 6JL Asking Price £575,000

\*CHAIN FREE\*

Three bedroom semi detached property in the heart of Edgware.

Conveniently located within walking distance of the Krishna Avanti Primary School with access to local transport links.

This property consists of reception/dining area, separate kitchen, two double bedrooms, a single bedroom, a family bathroom with separate WC

Features include a private rear garden with accessible garage.

Call Benjamin Stevens to view!

#### **Exterior**



**Dining Area** 



**Entrance Hallway** 



Kitchen 6'10" x 8'11" (2.10 x 2.72)



**Living Room** 



Bathroom 6'10" x 8'11" (2.10 x 2.74)



## Bedroom One 10'2" x 13'5" (3.12 x 4.11)





Bedroom Two 10'2" x 12'3" (3.12 x 3.74)



Garden

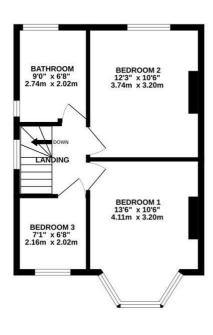


**Rear Aspect** 

GROUND FLOOR 525 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR 400 sq.ft. (37.2 sq.m.) approx.





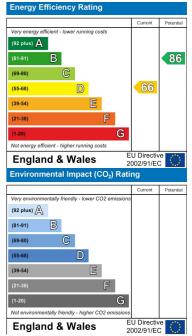
TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been make to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other times are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and broad the used as such by any strongerote practices. The services, systems and appliances shown have not been tested and no guarantee.

#### Area Map

### Orange Hill Rd A5109 CANONS PARK Camrose Ave ASL Canons Park Playing St Andrews Dr Fields The Hive London C 75 0 Honeypot Ln BURNT OAK Stagin Yaunton Wy Streatfield Rd Map data @2025

### **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.

