



**BENJAMIN
STEVENS.**
estate agents



124 Abbots Road, Edgware, HA8 0SB

£2,200 PCM

Benjamin Stevens are pleased to offer this three bedroom family home which is available to rent on a furnished basis. The property consists of a lounge, leading to the dining room with a patio door leading to the garden, a good sized kitchen, two double bedrooms with fitted wardrobes, a single bedroom which also has a fitted wardrobe and a white family bathroom. There is off-street parking to the front.

To arrange a viewing please call us on 020 8958 1118.

Entrance Hall

Stairs to first floor, boiler cupboard, storage cupboard, door to lounge

Lounge 11'11 x 9'2 (3.63m x 2.79m)



Wooden flooring, double glazed windows to front, sofas, coffee table, tv stand, opening to dining room

extractor hood over, electric oven, washing machine, small breakfast bar, double glazed window to rear

Bedroom 1 12'2 x 13'3 (3.71m x 4.04m)



Double glazed window to front, double bed, wardrobes, draws

Dining room 13'3 x 10'3 (4.04m x 3.12m)



Wooden flooring, dining table and chairs, fridge freezer, double glazed patio doors to garden, sideboard, opening to kitchen

Bedroom 2 12'2 x 9'3 (3.71m x 2.82m)



Double glazed window to rear, double bed, wardrobe, chest of draws

Kitchen 9'11 x 7'4 (3.02m x 2.24m)



Range of fitted wall and base units, gas hob with

Bedroom 3 7'4 x 6'10 (2.24m x 2.08m)



Double glazed window to front, wardrobe, single bed

Bathroom



Three piece white suite comprising bath with shower attachment, wc, wash hand basin, heated towel rail, tiled walls and floor, double glazed window

Garden



Lawn and patio area

Parking

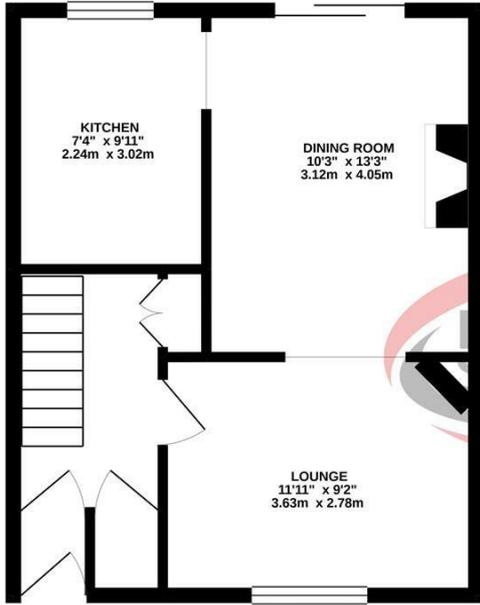
Off street parking to the front

Council Tax

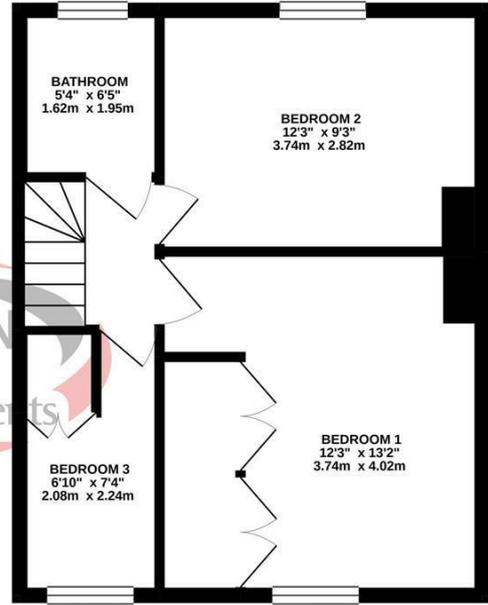
Barnet Council Tax Band D £1,545.41 2019/2020

Floor Plan

GROUND FLOOR
394 sq. ft. (36.6 sq. m.) approx.

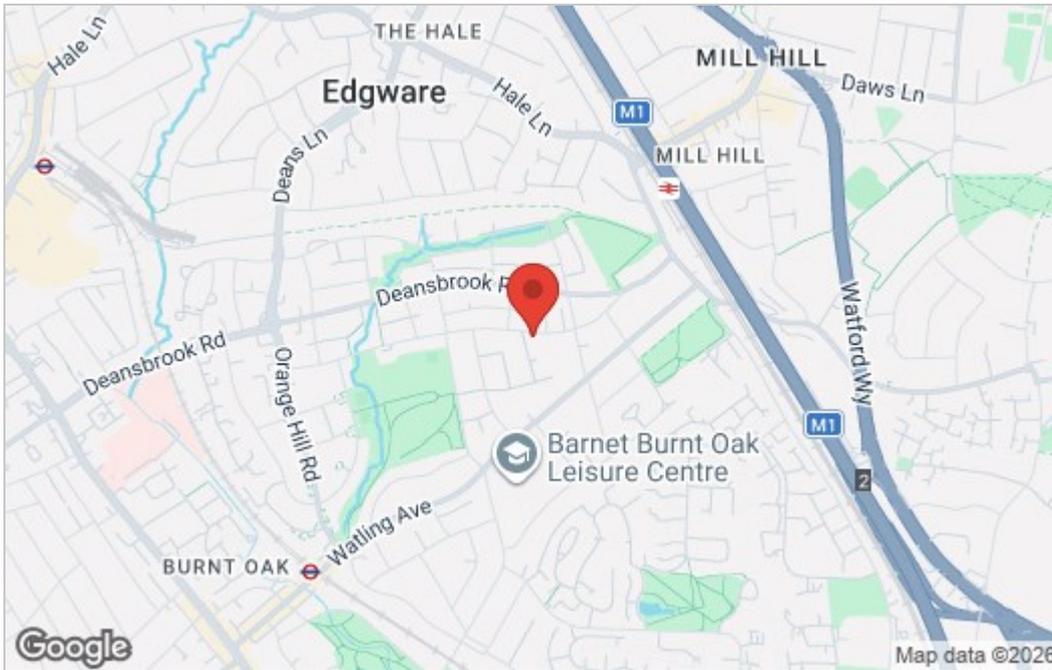


1ST FLOOR
394 sq. ft. (36.6 sq. m.) approx.

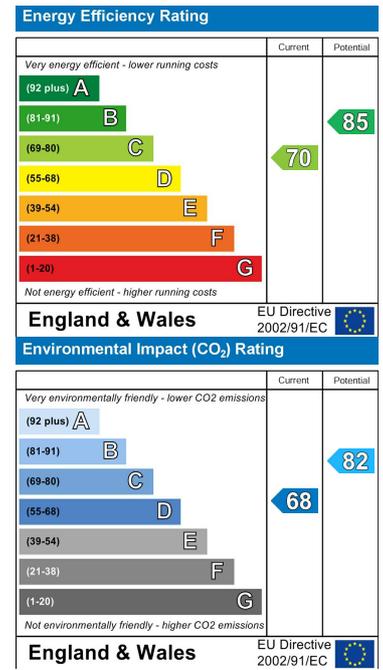


TOTAL FLOOR AREA : 788 sq. ft. (73.2 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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