



**BENJAMIN  
STEVENS.**  
estate agents



108 Farm Road, Edgware, HA8 9LT

**£2,850 PCM**

Benjamin Stevens are pleased to offer this 4 bedroom semi detached house which has been extended and is located in the heart of Edgware. The property benefits from 4 bedrooms, a utility room and 3 bathrooms one of which is en suite to bedroom 1. The property also has a driveway with off street parking for 2 cars and a large rear garden.

This family home is available on an unfurnished basis.

To arrange a viewing please call our Edgware office on 020 8958 1118.

### Entrance Hall

Stairs to first floor, under stairs cupboard, carpet

### Living room 11'11" x 14'2" into bay (3.63m x 4.32m into bay)



Double glazed bay window to front, opening to dining room, carpet

### Dining Room 10'7" x 11'11" (3.23m x 3.63m)



Double doors to kitchen/diner, carpet

### Kitchen/ Diner 17'10 x 8'11 (5.44m x 2.72m)



Range of fitted wall and base units, gas hob with extractor fan over, double oven, integrated dishwasher, space for table and chairs, double glazed window to garden, double glazed patio doors to garden, opening to utility room

### Utility Room 7'2" x 4'8" (2.18m x 1.42m)

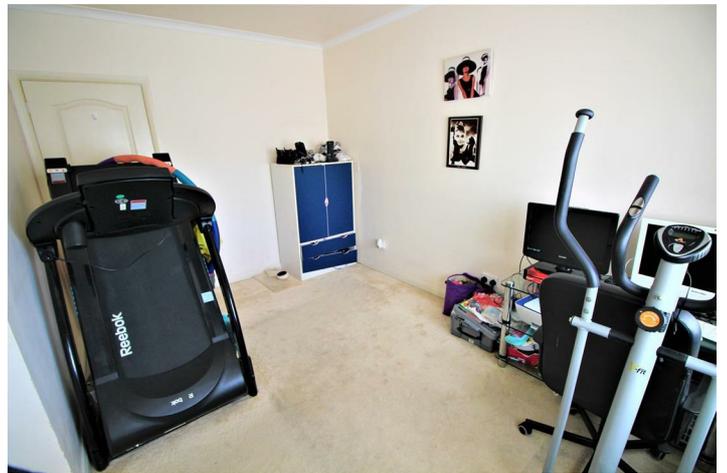
Fitted units

### Playroom 8'10" x 13'7" (2.69m x 4.14m)



Double glazed window to rear

### Study 8'10 x 12'4 (2.69m x 3.76m)



Double glazed window to front, carpet

### Shower room

Three piece suite comprising shower cubicle, wash hand basin low level wc, double glazed window

### First Floor Landing

Storage cupboard

### Bedroom 1 10'9" x 10'1" (3.28m x 3.07m)



Double glazed window to rear, range of fitted wardrobes, door to en suite

**En suite bathroom**



Three piece suite comprising bath, low level wc and wash hand basin, double glazed window

**Bedroom 2 7'7" x 8'5" and 8'5" x 10'7"**



Split into 2 parts, double glazed windows to front, fitted wardrobes

**Bedroom 3 8'10" x 13'7" (2.69m x 4.14m )**



Double glazed window to rear

**Bedroom 4 10'9" x 13'1" into bay (3.28m x 3.99m into bay)**



Double glazed bay window to front, range of fitted wardrobes

**Bathroom**



Three piece suite comprising bath, low level wc and wash hand basin, double glazed window

**Garden**

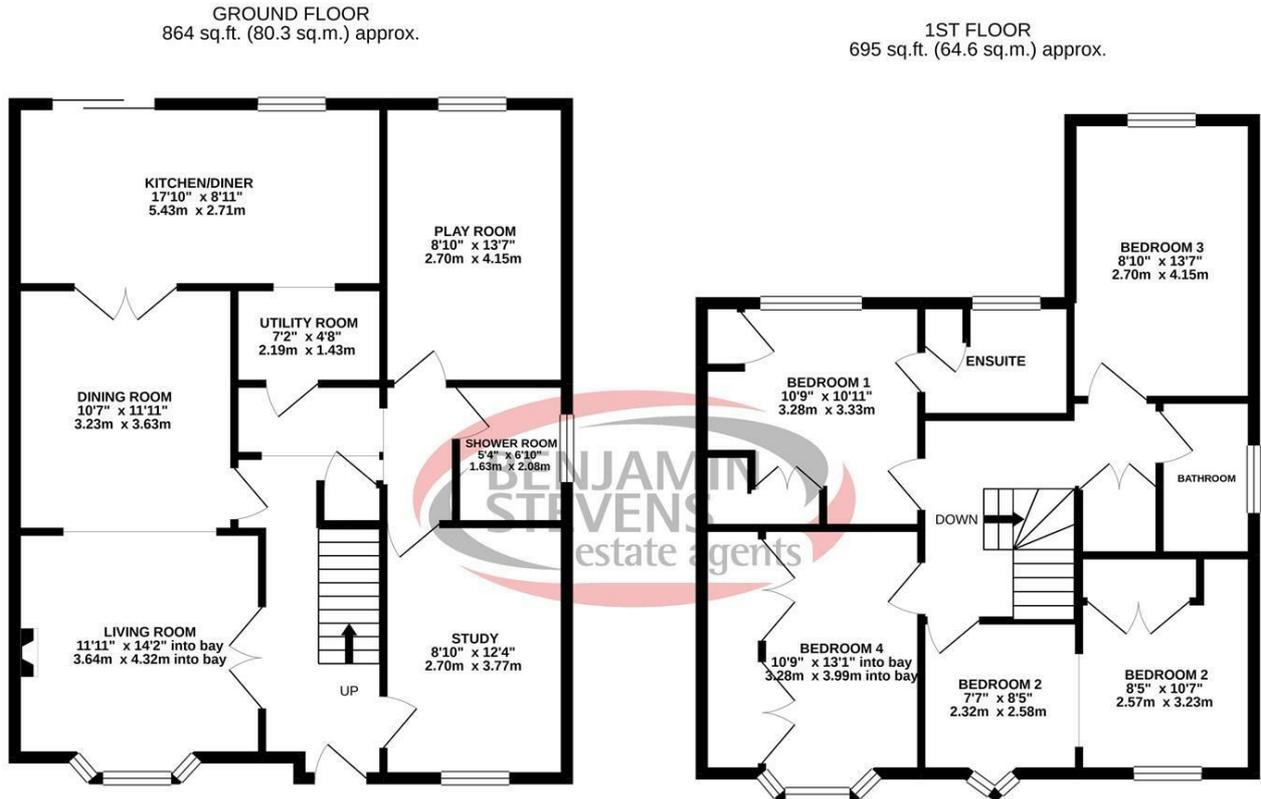


Patio and Lawn Area

**Parking**

Off street parking for 2 cars

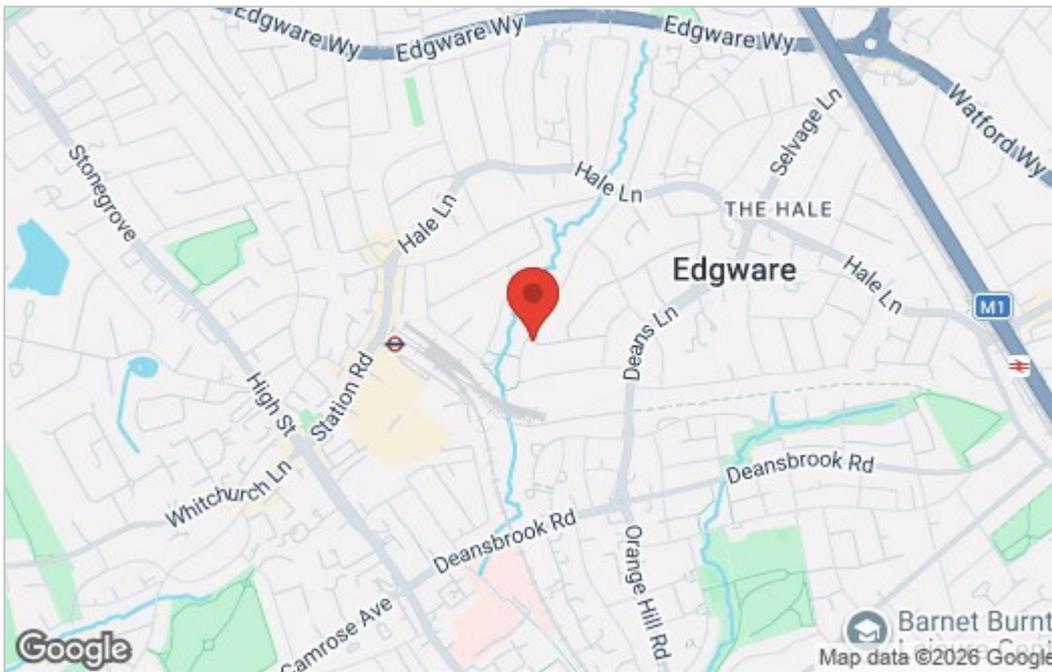
# Floor Plan



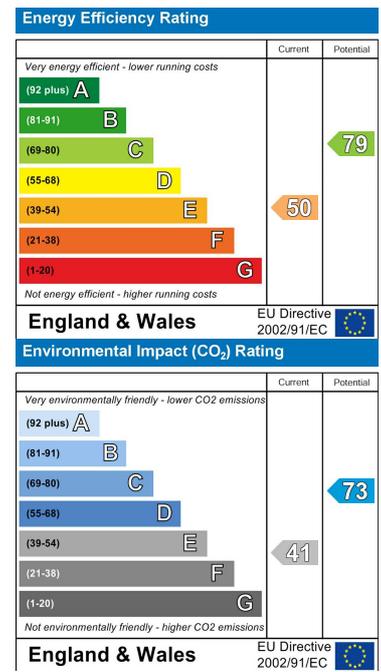
TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.

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.  
Made with Metropix ©2020

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)