



**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)

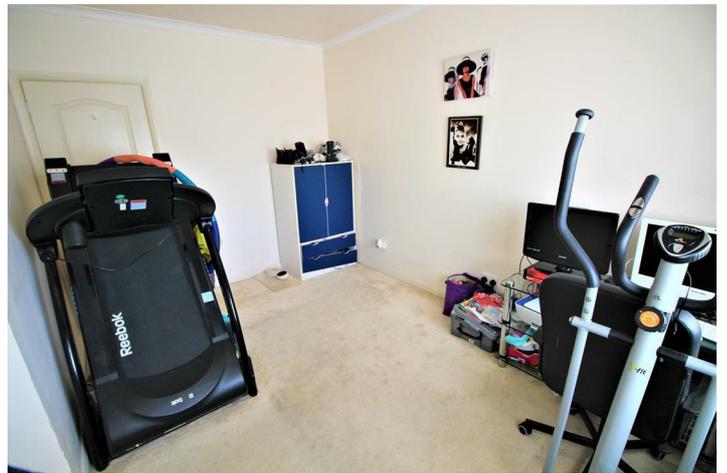
Fitted units

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



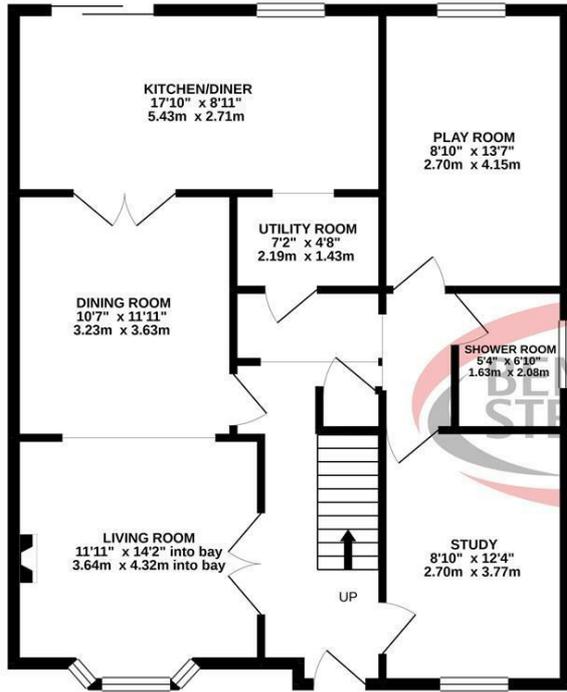
Patio and Lawn Area

Parking

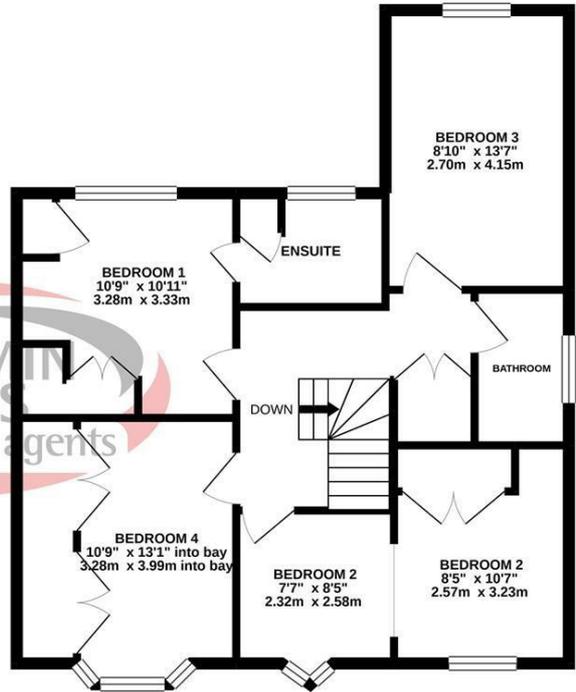
Off street parking for 2 cars

Floor Plan

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



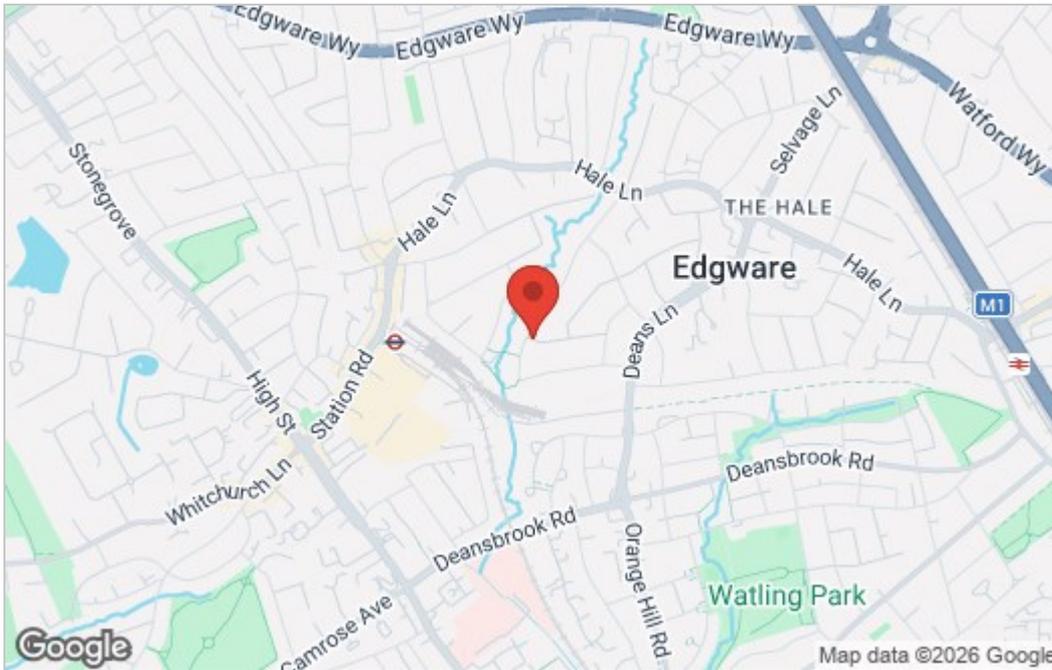
1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



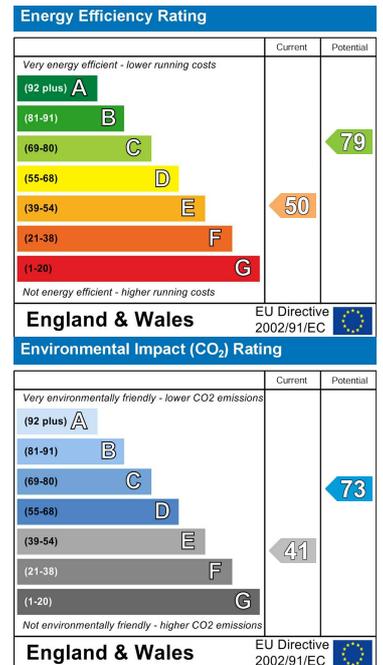
TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.

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.
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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.



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