



Merlin Crescent, Edgware  
Edgware



**BENJAMIN  
STEVENS.**  
estate agents **exp**

£625,000

**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

A spacious, extended four-bedroom, two bathroom family home in this desirable Edgware location.

Accommodation comprises Four Bedrooms, Two Bathrooms and Three Reception Rooms

Features include an entrance porch, a guest cloakroom, a private garden, and off-street parking.

Situated in this ideal location close to transport, local schooling (including Krishna Avanti and Camrose Primary) and Chandos recreational ground.

Call Benjamin Stevens now to arrange a viewing!



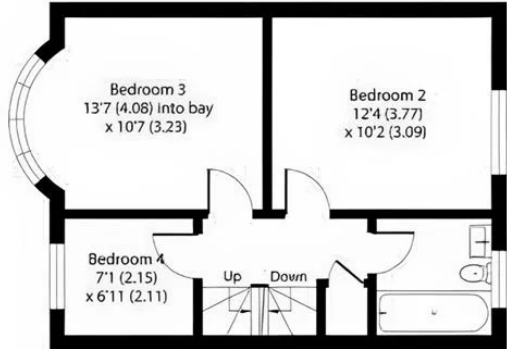




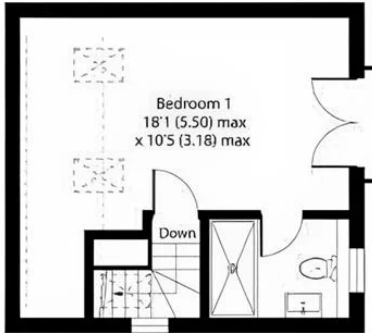
# Merlin Crescent, Edgware, HA8 6JE

Approximate Area = 1274 sq ft / 118.3 sq m  
 Including Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 1373 sq ft / 127.4 sq m

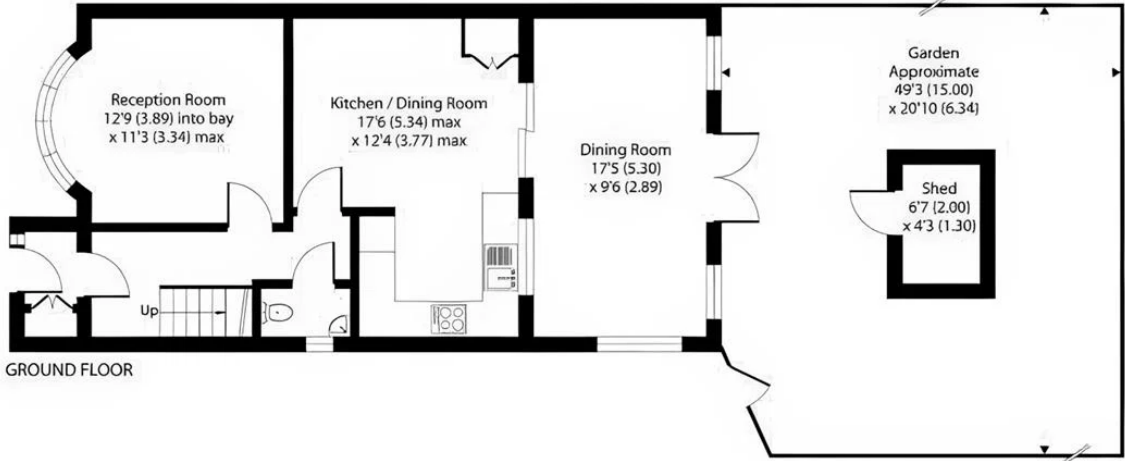
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential).