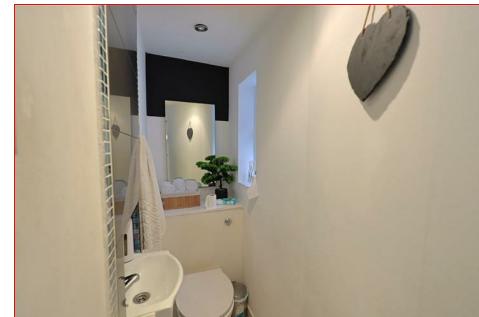
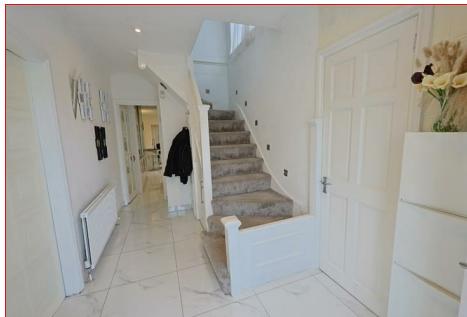




**BENJAMIN  
STEVENS.**  
estate agents



## 42 Kings Drive, Edgware, HA8 8EE **Asking Price £899,950**

An Extended Five Bedroom, Three Bathroom detached home in the heart of Edgware.

The ground floor features include large open plan kitchen, lounge and separate dining room and access to garage.

The first floor comprises 4 large bedroom with one on suite bathroom, separate family bathroom and W/C.

This property features parking for 3-4 cars on the driveway, private rear garden, potential for future extension (subject to Planning Permission).

Positioned less than a mile from Stanmore Station (Jubilee Line) and Edgware High Street and Station (Northern Line).

Call Benjamin Stevens to view now!

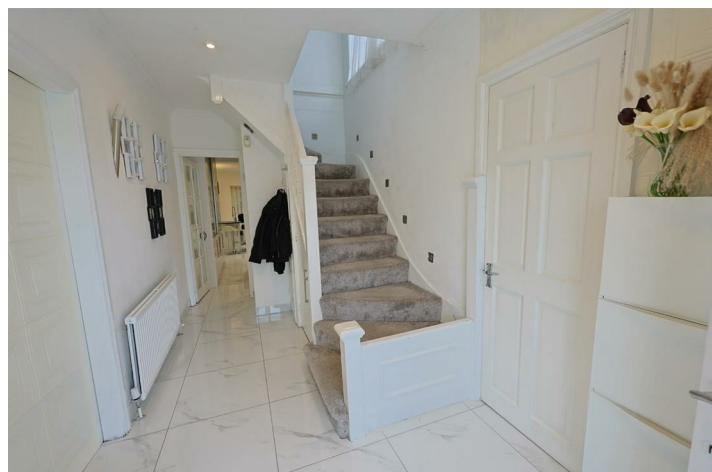
**Exterior Front**



**Reception Room 1 12'4 x 15'2 (3.76m x 4.62m)**



**Entrance Hall 16'4 x 7'2 (4.98m x 2.18m)**



**Reception Room 2 12'1 x 14'2 (3.68m x 4.32m)**



**Kitchen 22'6 (max) x 21'11 (max) (6.86m (max) x 6.68m (max))**



**Guest Cloakroom**



**Rear Garden**



**Bedroom Two On Suite Bathroom**



**Rear Aspect**



**Bedroom Five 10'0" x 7'1" (3.05m x 2.16m)**



**Bedroom Two 49'2""6'6" x 37'8" (15'2 x 11.5)**



**Bedroom Four 10' x 7'2" (3.05m x 2.18m)**



**Principle Bedroom 10'0" x 7'1 (3.05m x 2.16m)**



**Principle Bedroom En Suite 16'4""19'8" x 26'2""22'11" (5'6 x 8'7)**



**Bedroom Three 11'11 x 10'6 (3.63m x 3.20m)**



**Patio Area**

## Floor Plan

### Kings Drive, Edgware, HA8 8EE



Approximate Area = 2215 sq ft / 205.7 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 2244 sq ft / 208.3 sq m

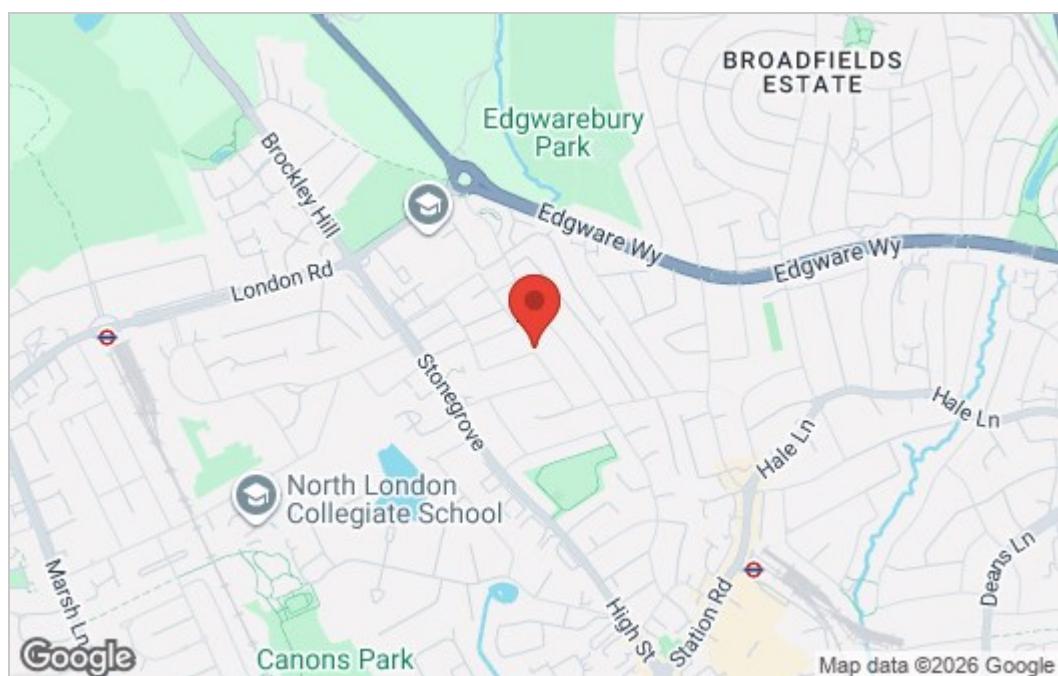
For identification only - Not to scale

Denotes restricted head height

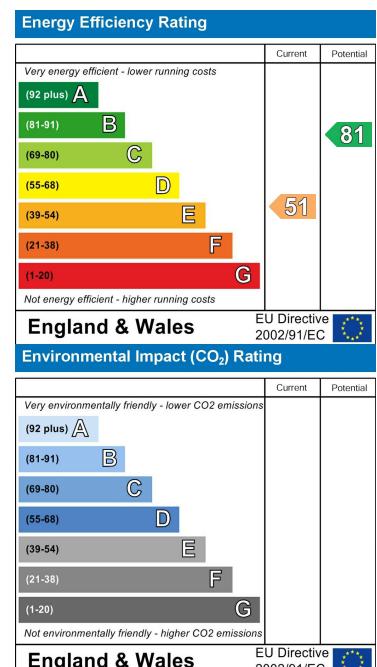


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntcheecom 2025. Produced for Melvin Jacobs Estate Agents. REF: 1357133

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

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