

Fairview Way, Edgware, HA8



£925,000.00 - Freehold

5 BEDROOM SEMI DETACHED HOUSE

- 5 Generous Bedrooms
- Lounge/Dining Room
- Kitchen Breakfast Room
- Lounge TV Room
- Utility Room
- Guest WC
- En-Suite



Grove Residential Sales Ltd

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These particulars have been prepared with all due care and attention, for the convenience of intending purchasers. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers should check by inspection the accuracy of these particulars prior to signing a contract.

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A well presented 5 bedroom luxurious semi detached home that is well located on this quiet residential crescent off of Edgwarebury Lane, within walking distance of Edgware Station and situated within the Eruv. Offering generous living spaces, this property is a must view! Boasts master bedroom with en-suite facilities and a paved driveway to the front big enough for 3 car parking. We would highly recommend a view of this property. Sole Agents!

Own drive 3-4 cars. Crazy paved driveway. Side access to garden.

Access to garage and garden. Porch to front with fitted cupboards.

Hallway measuring 16'9 x 7'2

Guest WC with fully tiled walls and floor. Suite comprising of sink unit and low level wc.

Lounge Dining Room
Measuring 31'3 x 14'2 with bespoke fitted cupboards, bay window to front.

Kitchen Breakfast Room
Measuring 18' x 10'2. Modern white gloss slab range of wall and floor units with under cabinet lighting, 2 x Franke sink units cut into granite worktops with granite splash back, Neff four ring gas hob, integral extractor, 2 x integrated dishwashers, eye level Dedietch pyralitic double oven, space for fridge freezer, zoned eating area, recessed spot lighting, half tiled walls and porcelain tiled floors. Door to:

Lounge TV Room
Measuring 19'4 x 10'9 with sliding door to garden. Door to side pathway. Boiler housing new Valiant conventional system. Door

to:

Utility Room/Pesach Kitchen
Measuring 12'1 x 10 (was garage)

First Floor
Bedroom 2 - Measuring 16'6 x 12'9 with fitted cupboards and dressing table.

Bedroom 3 - Measuring 17'2 x 12'8 with range of fitted cupboards.

Bedroom 4 - Measuring 14'7 x 12'5 with Pedestal wash basin.

Bedroom 5 - Measuring 11'4 x 10'2 with airing cupboard, sink unit.

Family Bathroom
Separate wc with white suite comprising of panelled bath with power shower fitment, sink Unit set in feature vanity unit, spot lighting, chrome radiator, built in extractor fan, fully tiled walls.

Garden measuring 60' patio plus laid to lawn. Shed.

Bedroom 1 double bedroom with ample storage door leading to:

Ensuite

Tenure

We are informed that the tenure is Freehold

Viewing

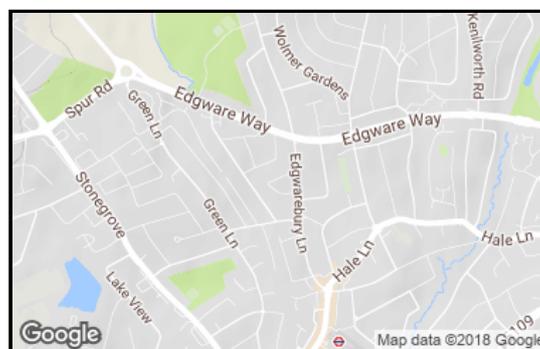
Strictly By Appointment Only. Grove Residential, 0208 958 8958

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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