



31 Meadfield, Edgware, HA8 8XN
Offers In Excess Of £550,000

A Loft Extended Three Double Bedroom Family Home in this popular Edgware Location.

Accommodation comprises an exceptionally large dual-aspect primary bedroom, two further double bedrooms, Reception Room, Kitchen/Diner and Family Bathroom.

Features a private garden with side access and potential to extend further S.T.P.P.

Contact vendor's sole agents Benjamin Stevens now to view!

Porch

storage cupboard, door to hallway

Hallway

Stairs to first floor, doors to Reception Room and Kitchen/Diner.

Reception Room 13'4 x 13' (4.06m x 3.96m)



Wood effect flooring, window to front.

Kitchen/Diner 16'9 x 8'7 (5.11m x 2.62m)



Double glazed door to garden, range of wall and base units, sink unit with mixer tap and drainer, plumbed for washing machine.

First Floor Landing

Laid to carpet, stairs to second floor, cupboard housing hot water cylinder, doors to: Bedroom One, Bedroom Three, Bathroom and separate WC.

Bedroom One 22'0" (max) x 10'4 (max) (6.71m (max) x 3.15m (max))

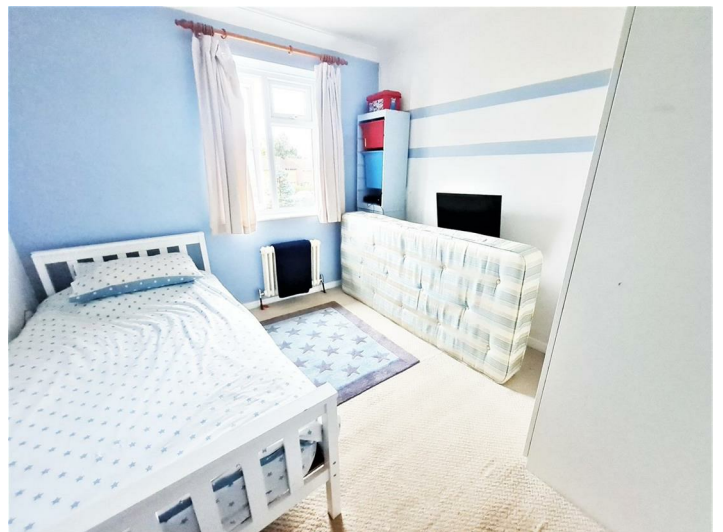


Laid to carpet, front and rear aspect windows.

Bedroom One (alternate view)

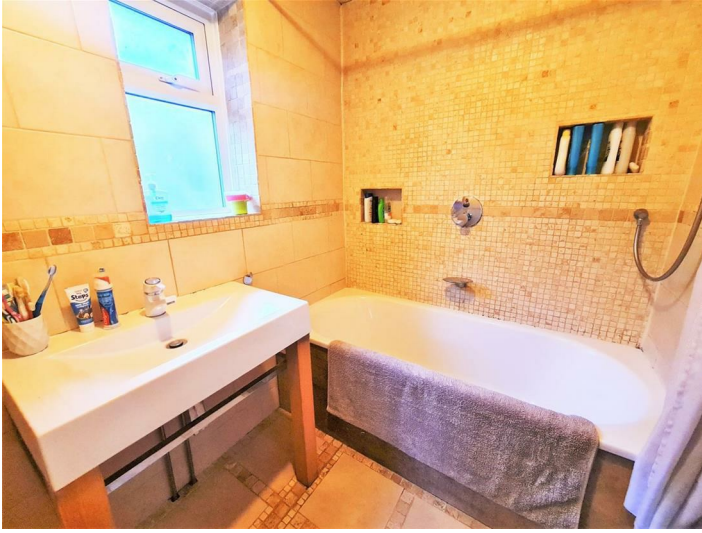


Bedroom Three 11'2 x 9'4 (3.40m x 2.84m)



Laid to carpet, front aspect window.

Bathroom



Tiled walls and floor, frosted rear aspect window, panelled bath with mixer tap and shower attachment, wash hand basin.

Separate WC

Rear aspect frosted window, low level WC.

Second Floor Landing

Doors to Bedroom Two and WC

WC

Low level WC, frosted rear aspect window

Bedroom Two 13'4 (max) x 13' (max) (4.06m (max) x 3.96m (max))



Laid to carpet, rear aspect window, velux window to front, door to Shower.

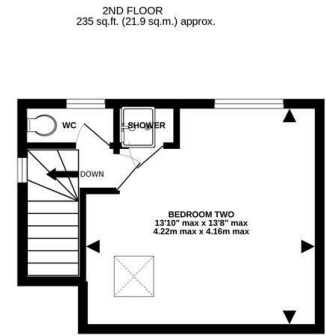
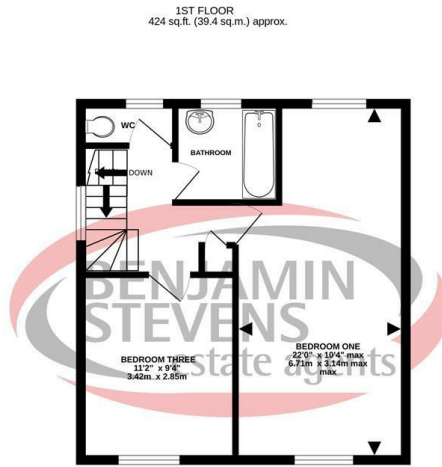
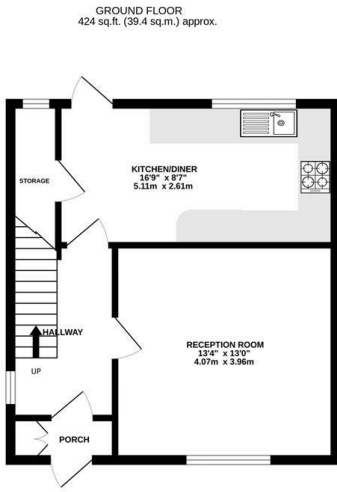
Rear Garden



Rear aspect



Floor Plan



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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 ©2022

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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