



2 Campbell Croft, Edgware, HA8 8DS
Offers In The Region Of £325,000

NO ONWARD CHAIN - NO SERVICE CHARGE - TWO DOUBLE BEDROOMS - CLOSE TO CENTRAL EDGWARE -
Chain free two double bedroom ground floor maisonette with front and rear gardens.

Located within walking distance to central Edgware and comprising lounge, two double bedrooms, family
bathroom and separate kitchen.

This Lovely maisonette is perfect for a first time buyer or investment buyer.

Call Benjamin Stevens to arrange a viewing!

Front



Bedroom One 10'0 x 14'2 (3.05m x 4.32m)



Front aspect window.

Kitchen 8'11 x 9'10 (2.72m x 3.00m)



Fitted Kitchen with Built in oven and hob, sink and space for washing machine and Fridge Freezer. Double glazed side aspect window

Bedroom Two 9'3 x 9'7 (2.82m x 2.92m)



Rear Aspect window

Lounge/diner 10'0 x 17'1 (3.05m x 5.21m)



Generous lounge dining room with rear aspect sliding doors leading to the garden, door to bedroom two.

Entrance Hall

Doors to Bedroom 1, kitchen, lounge/diner and family bathroom

Family Bathroom 5'8 x 6'3 (1.73m x 1.91m)



Side aspect window fitted bathroom suite with low level wc, wash hand basin and bath

Gardens

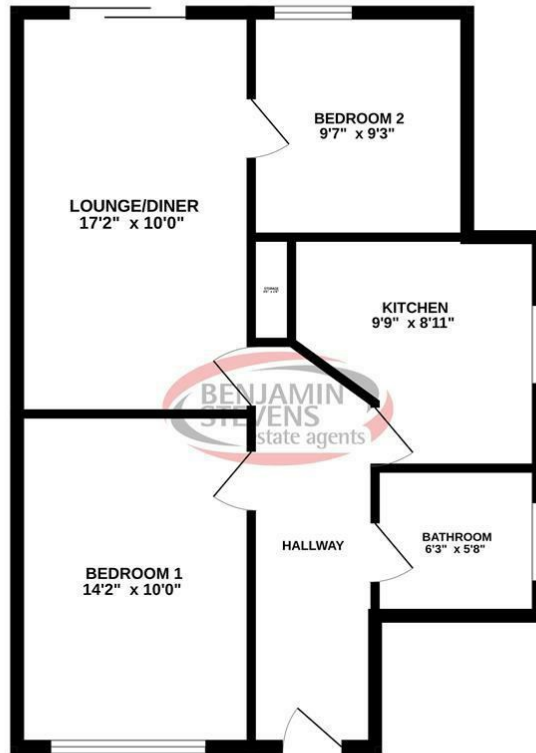
Front garden with path leading to front door and lawn - Rear garden enclosed by panel fencing and paved

Tenure

995 years lease
No service Charge
No ground rent

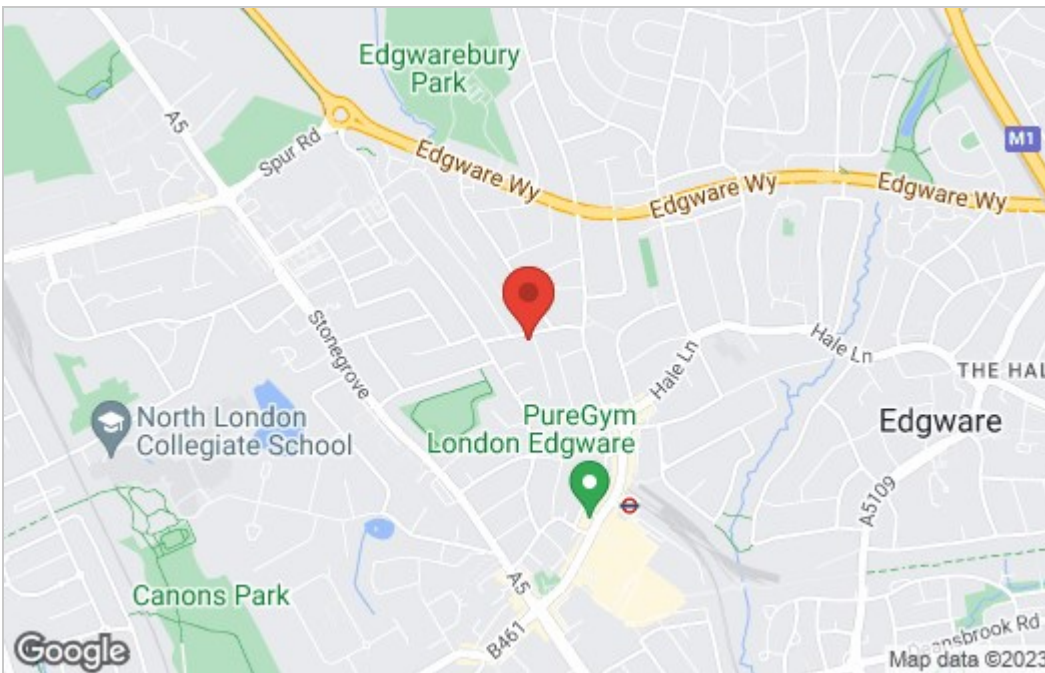
Floor Plan

GROUND FLOOR
625 sq.ft. approx.

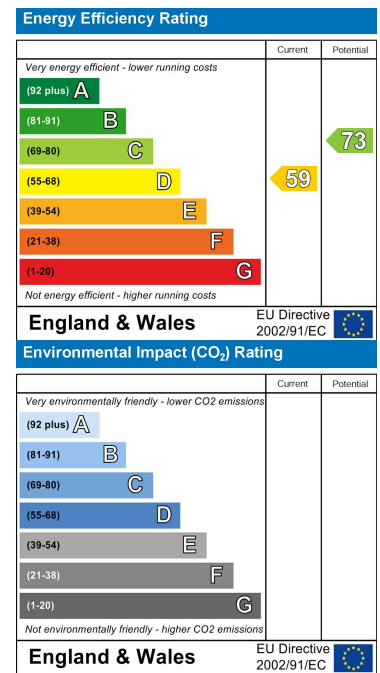


TOTAL FLOOR AREA: 625 sq. ft. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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