



2 Sterling Avenue, Edgware, HA8 8BP

**Offers In Excess Of £375,000**

A ground floor maisonette located on Sterling Avenue. This property includes two double bedrooms, a family bathroom and a kitchen/diner perfect for a small family or investment.

One of the highlights of this property is the direct access to the garden, providing a lovely outdoor space.

Situated in a convenient cul-de-sac location close to local schools and transport links, this maisonette offers being chain-free, making the moving process smoother and more straightforward.

Call sole agents Benjamin Stevens now to book a viewing!



**Exterior**



**Reception 18'6 x 10'9 (5.64m x 3.28m)**



**Bedroom One 15' x 10'9 (4.57m x 3.28m)**



Rear aspect window, and door leading to gardens.

**Kitchen/Diner 11'3 x 9' (3.43m x 2.74m)**

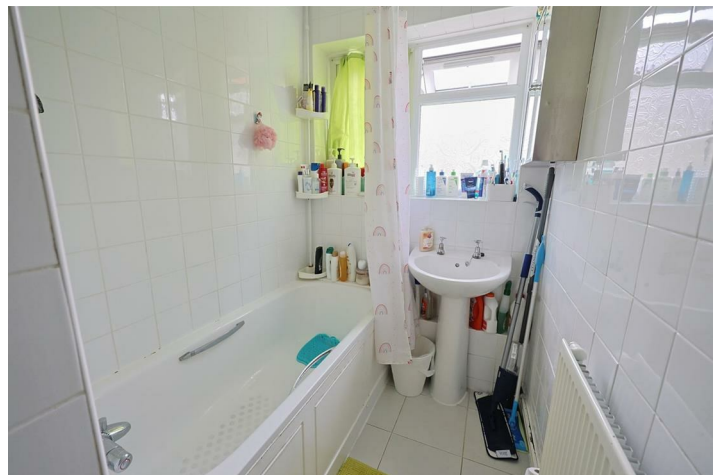


Range of wall and base units, dual aspect windows.

**Bedroom Two 11'3 x 9'1 (3.43m x 2.77m)**



**Family Bathroom 8'2 x 4'11 (2.49m x 1.50m)**



Panlled bath with mixer tap, pedestal wash hand basin, frosted window.

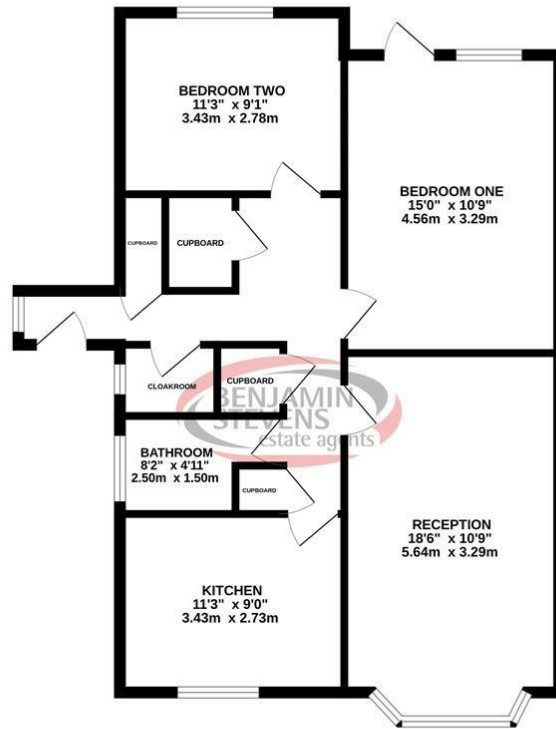
**Communal Garden**





# Floor Plan

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



GROUND FLOOR MAISONETTE

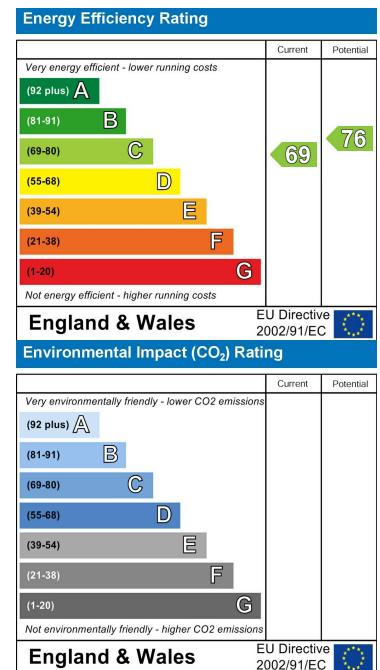
TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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