



36 Arundel Gardens, Edgware, HA8 0RL

**Asking Price £450,000**

A Chain Free mid terrace house for sale on Arundel Gardens in Edgware. This property would make an ideal first time buy or investment.

This property includes three bedrooms, family shower room, spacious living room, separate kitchen and a large garden. Very close access to transport/shopping.

To arrange an early viewing please call us on 0208 958 1118.



**Exterior**



**Bedroom One 17'7" x 9'1" (5.38 x 2.79)**



**Reception Room 13'3" x 11'6" (4.05 x 3.52)**



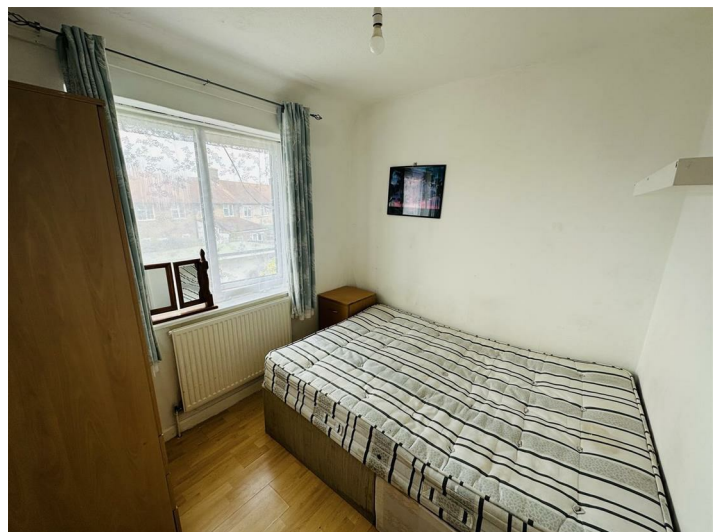
**Bedroom Two 10'7" x 9'1" (3.25 x 2.78)**



**Kitchen 11'6" x 7'4" (3.52 x 2.26)**



**Bedroom Three 8'6" x 7'1" (2.61 x 2.16)**





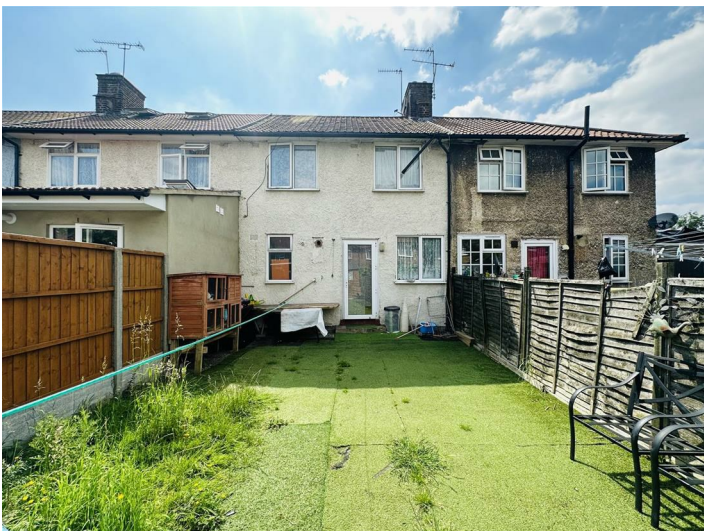
**Family Bathroom 6'3" x 5'6" (1.91 x 1.69)**



**Garden**

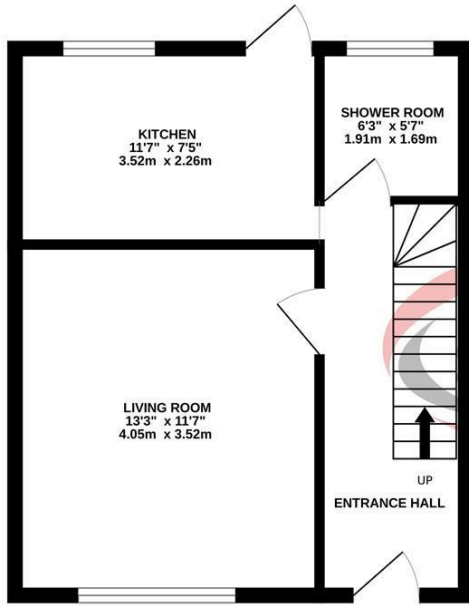


**Rear Aspect**

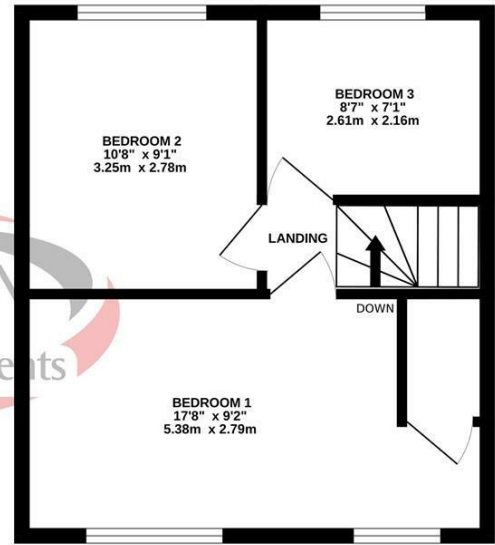


# Floor Plan

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



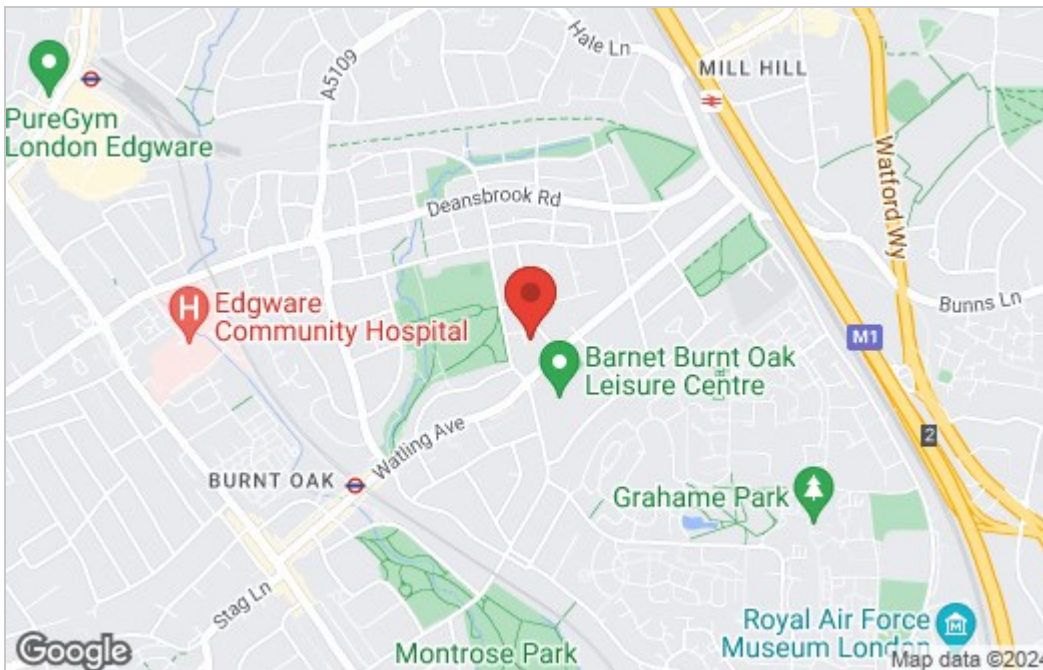
1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



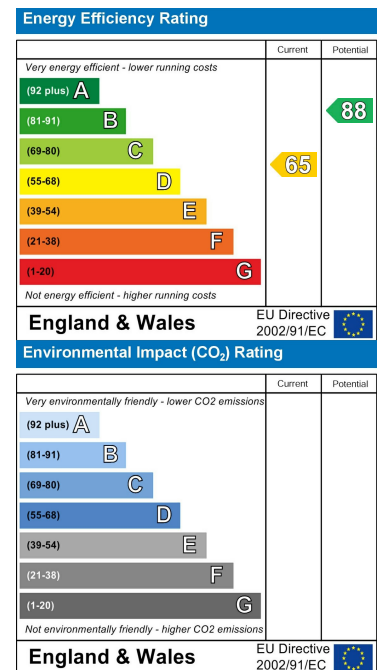
TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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 ©2024

# 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.



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](http://www.benjaminstevens.co.uk)