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## Stoneyfields Gardens Edgware £850,000 Freehold

- 4 Bedroom Detached Bungalow
- Reception Room
- Master and 2<sup>nd</sup> Bedroom With Walk In Wardrobes
- Kitchen/Breakfast Room
- Utility Cupboards
- Open Plan Studio Room On 1<sup>st</sup> Floor
- Approx. 90ft Landscaped Rear Garden
- Further Potential To Extend

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ  
t: 020 8958 5040 e: [edgware@petermans.co.uk](mailto:edgware@petermans.co.uk) w: [www.petermans.co.uk](http://www.petermans.co.uk)



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This, four bedroom detached bungalow benefits from having a large studio room on the 1<sup>st</sup> floor which can be used as a separate annex and a stunning 90ft landscaped rear Garden. The property is also situated on this quiet road, with easy access to Edgware Station (Northern Line) and Mill Hill (Thames Link), local shops, places of worship and schools.





The property comprises a reception room, kitchen breakfast room, two bedrooms with walk in wardrobes, shower room, additional Wc and a utility cupboard. On the first floor is a large studio room with a kitchenette, Juliet balcony and a shower room. The studio room could be used as a separate annex with its own entrance. The rear garden measures approx. 90ft. There is off street parking to the front with an electric car charging point, space for a garage to the side and further potential to extend, subject to planning.





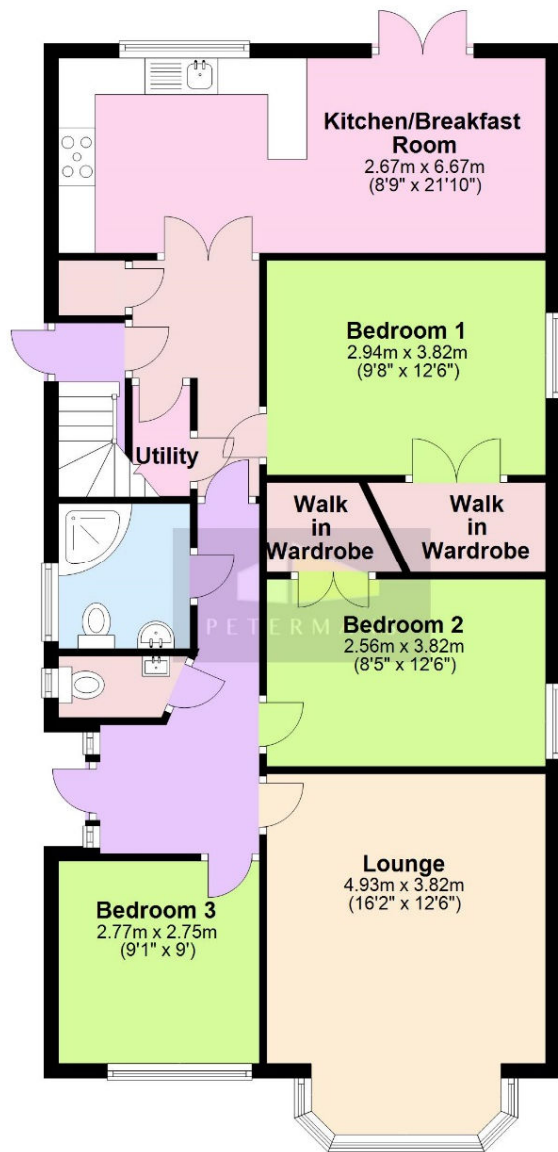






## Ground Floor

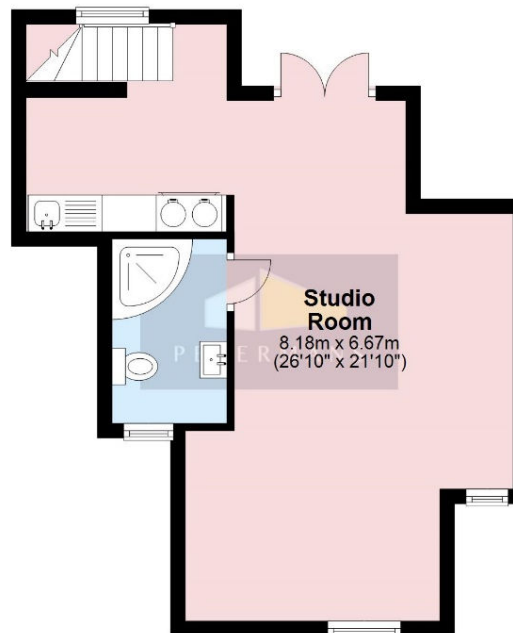
Approx. 93.1 sq. metres (1002.3 sq. feet)



Total area: approx. 130.5 sq. metres (1404.2 sq. feet)

## First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Price: £850,000  
Tenure: Freehold  
Beds: 4  
Baths: 2  
Reception Rooms: 4  
Total Sq Ft: 1,404  
Council Tax Band: Band F in Barnet  
EPC Rating: TBC

Distance to;  
Edgware Station: 0.9 Miles  
Mill Hill Station: 0.9 Miles

**VIEWING STRICTLY BY APPOINTMENT ONLY.**

**PETERMANS TEL: 020 8958 5040** Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

