



Warrens Shawe Lane,  
Edgware. HA8 8FX

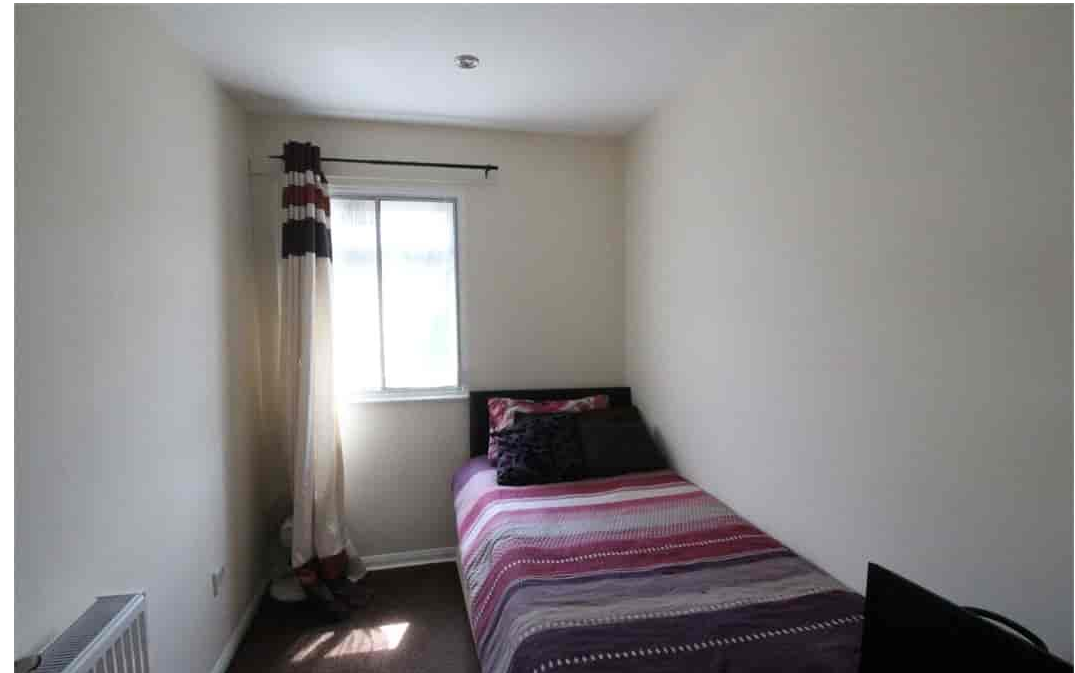


£475,000

Freehold

A large end of terrace three bedroom property, with a large rear extension, and potential to further extend into the loft, STPP. The property is offered in very good decorative order, and is a very good opportunity for a growing family.

Reasonable Offers Will Be Considered.



- THREE BEDROOMS
- POTENTIAL TO FURTHER EXTEND, STPP

- END OF TERRACE
- LARGE EAT IN KITCHEN

- LARGE EXTENSION
- DOUBLE AND SECONDARY GLAZING.

## GROUND FLOOR

### Entrance Hall

Accessed by a porch-way covered wooden front door. Storage cupboard housing electric distribution box and gas meter, radiator, laminate floor, Understairs storage cupboard, cloaks cupboard.

### Reception

21' 4" x 14' 9" (6.49m x 4.50m)  
Double glazed window and door to rear, two radiators, laminate floor, ceiling spotlights.

### Kitchen

16' 2" x 9' 9" (4.93m x 2.98m)  
Full range of fitted wall and base units, laminate work surfaces, stainless single steel sink unit with mixer tap over and single drainer, 4 ring ceramic hob, electric oven beneath and extractor above, wall mounted central heating boiler, double glazed window to front, ceramic tiled floor, ceiling spotlights, plumbing for washing machine.

## FIRST FLOOR

### First Floor Landing

Storage cupboard over stairs, further storage cupboard, access to loft, ceiling spotlights,

### Bedroom One

12' 10" x 8' 11" (3.91m x 2.71m)  
Double glazed window to rear, radiator, ceiling spotlights, storage cupboard.

### Bedroom Two

14' 9" x 7' 1" (4.49m x 2.16m)  
Double glazed window to front, radiator, ceiling spotlights.

### Bedroom Three

9' 6" x 6' 11" (2.89m x 2.10m)  
Double glazed window to rear, radiator, ceiling spotlights.

### Bathroom

Panelled tiled bath with mixer taps and handheld shower attachment, shower screen, wash hand basin set in vanity unit, chromium ladder heated towel rail, fully tiled walls, ceramic tiled floor, frosted double glazed window to front, ceiling spotlights.

### Separate WC

Lower level flush WC, frosted double glazed window to front, fully tiled walls, ceramic tiled floor.

### Rear Garden

Rear garden approximately 25 feet, shale surface, garden shed, rear access.

### Front Garden

Paved pathway.

### DISCLAIMER

In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your lawyer to ratify it.



# Edgware

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