

Provisional



Watersfield Way, Edgware
HA8

PRESTON
BENNETT



In association with
HAMPTONS
INTERNATIONAL

RESIDENTIAL

A 5 Bedroom 3 Bathroom Detached House. EPC:D

Preston Bennett

In association with Hamptons International

37-41 Church Road, Stanmore, Middlesex, HA7 4AA

Residential. 020 8954 0044

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www.prestonbennett.co.uk

www.hamptons.co.uk

Off Street Parking | Lounge | Bedroom 5 (on ground floor with en suite shower room) | Utility Room | Kitchen Breakfast Room | Dining Room | Master Bedroom with Dressing Room & En Suite | Family Bathroom

Asking Price £960,000 Freehold

Description

Preston Bennett are pleased to offer for sale this spacious 5 bedroom 3 bathroom (2 en suite) detached du cross house in a popular location. Canons Park's Jubilee Line station and local shops are close by. Schools, places of worship, recreational facilities and major motorway links are all well catered for in the surrounding area. The property has been modernised throughout and an inspection is highly recommended.

Location

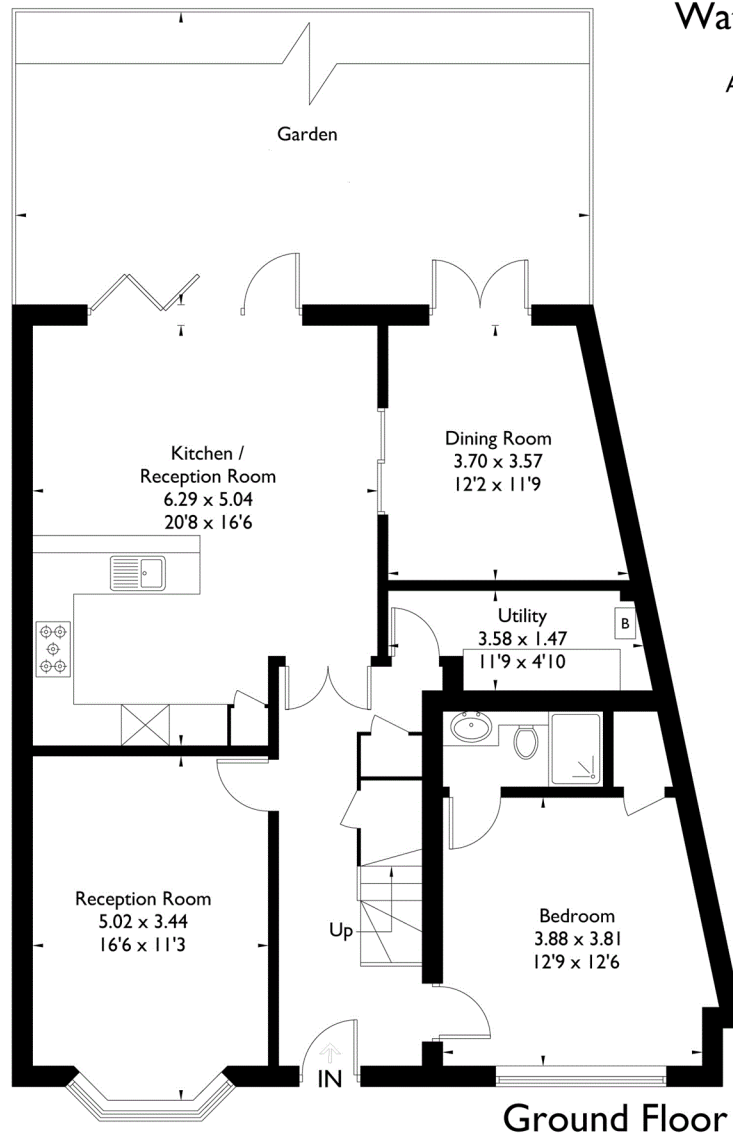
Edgware is a popular suburb in North West London situated 20 minutes from the City centre. Principally a shopping and residential area, it has excellent transport links via Edgware's Northern Line underground station and is ideal for drivers with its easy access to the M1 and M25.

A former market town, Edgware is attractive to homebuyers due to its appealing streets, semi-detached and detached houses, access to the Broadwalk shopping centre, and proximity to places of worship and prestigious state and private schools including North London Collegiate School and Rosh Pinah Primary School.

The surrounding countryside provides residents with access to an abundance of leisure activities including golf courses and gym and health centres.



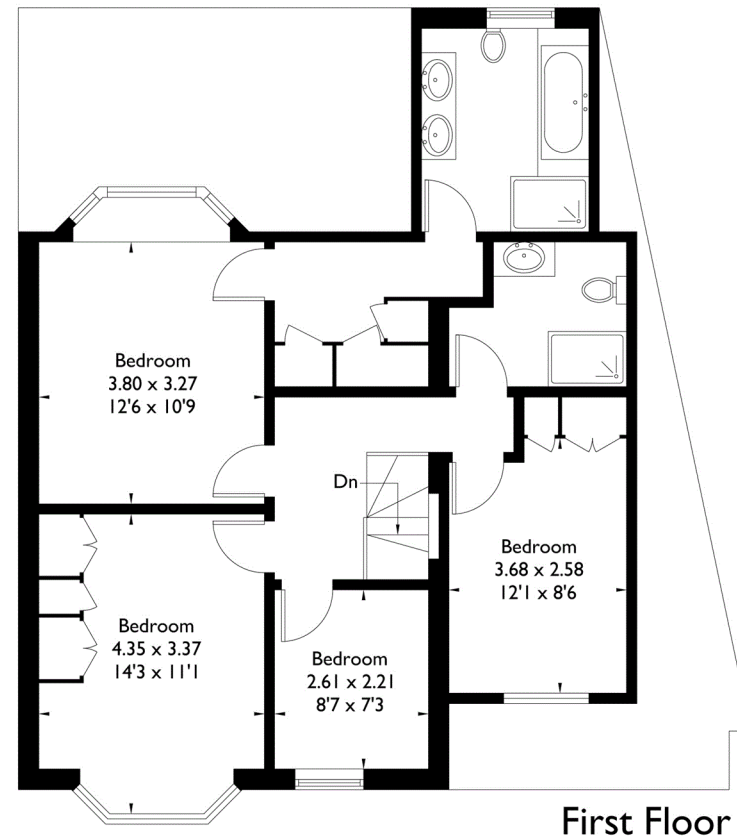
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Watersfield Way, Edware

Approximate Gross Internal Area
169.7 sq m / 1826 sq ft

Floorplan © 2016
0845 6344080 Ref: 173065
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

