



PRIORY FIELD DRIVE

Edgware HA8



Purpose Built Maisonette
EPC Rating: C

Price £395,000

Located on the highly desirable Priory Field Drive estate, is this ground floor two-bedroom two-bathroom maisonette, with its own private entrance and within the Eruv.



The property also benefits from a terrace/private patio and allocated parking space. Comprising a separate kitchen, a spacious living/dining room, a master bedroom with en-suite, a second double bedroom (currently arranged as an office), and a family bathroom.

Ideal for first time buyers and downsizers alike. Offered to the market chain free, view now via sole agent Roundtree Real Estate to avoiding missing out!

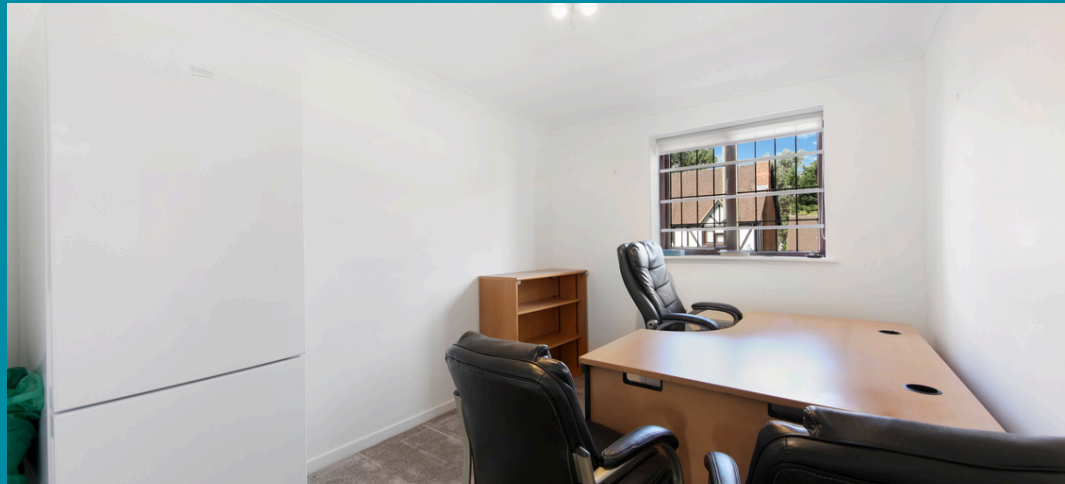
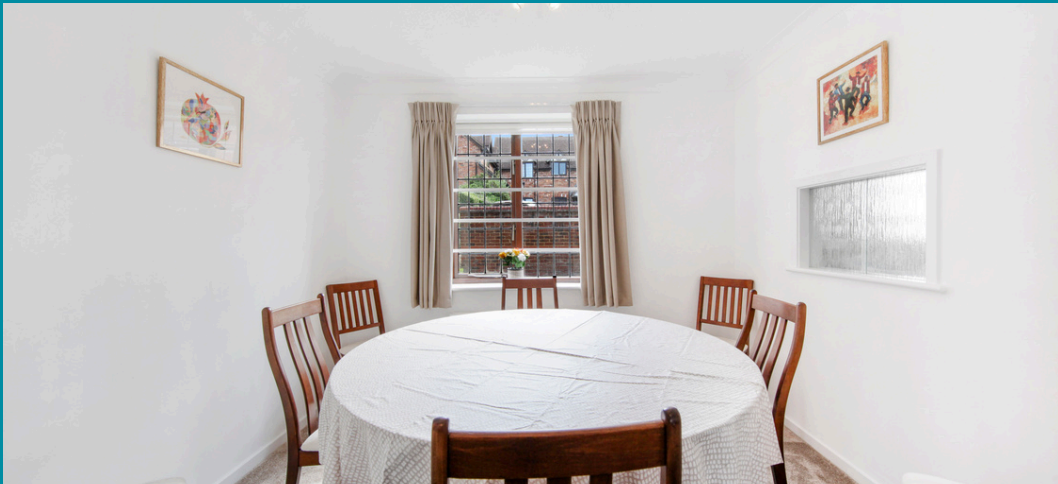
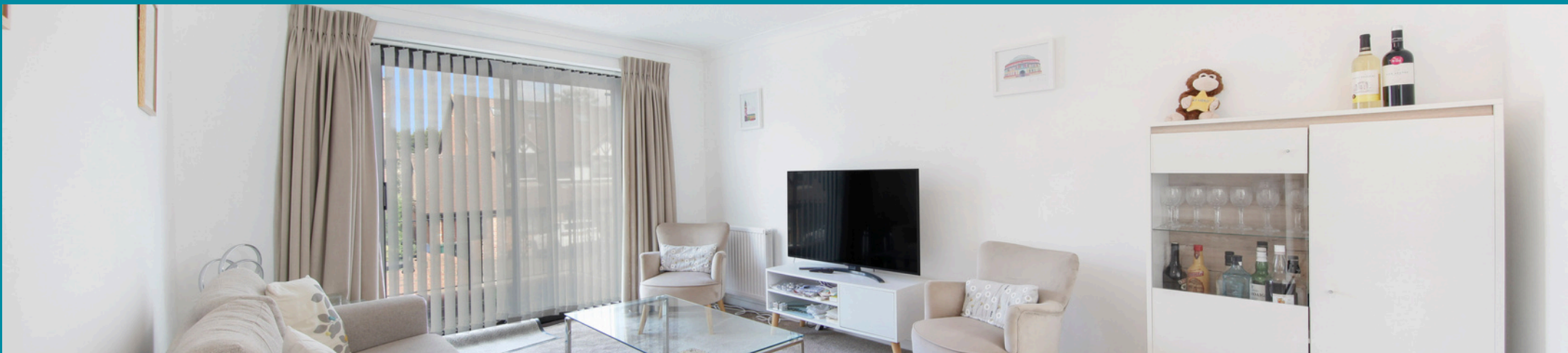
N.B. Furniture is also for sale and can be discussed further when viewing.



- Ground Floor Two Bedroom Maisonette
- Own Entrance
- Separate Kitchen
- Spacious Living/Dining Room
- Master Bedroom with Fitted Cupboards
- Family Bathroom & Ensuite
- Terrace/Private Patio
- Allocated Parking
- Chain Free
- Sole Agents





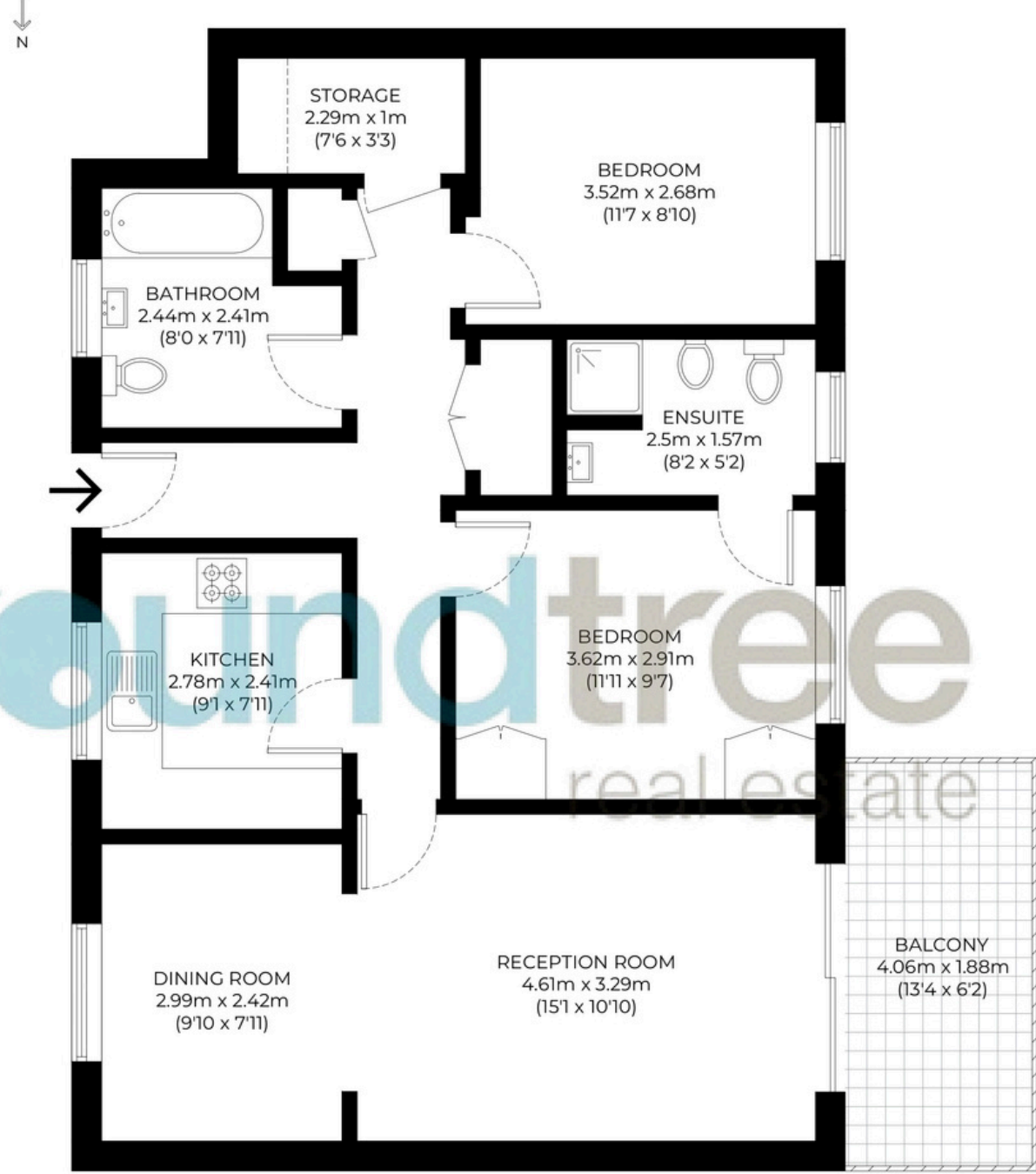


Floorplan

Approximate gross internal area

75.8 sqm / 816 sqft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Ground Floor



GROSS INTERNAL AREA (CIA)
75.8 sqm / 816 sqft



EXTERNAL STRUCTURAL FEATURES
7.6 sqm / 82 sqft



RESTRICTED HEAD HEIGHT (RHH) /
EAVES STORAGE
0.6 sqm / 6 sqft

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