

# Kings Drive Edgware, HA8



- Four Bedrooms
- Eat In Kitchen
- Good Size Garden
- Two Bathrooms
- Potential to Extend STPP
- Off Street Parking

A well presented 4 bedroom family home located on this popular road in Edgware. The ground floor features an entrance hallway, modern eat in kitchen with ample storage, separate living room and a great size rear garden. On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. The top floor is dedicated to the master bedroom, complete with an en-suite bathroom.

Additional benefits include, off street parking and excellent potential for extension (subject to planning permission)

Viewings are highly recommended and can be arranged through the vendor's sole agent, Dani Denby.

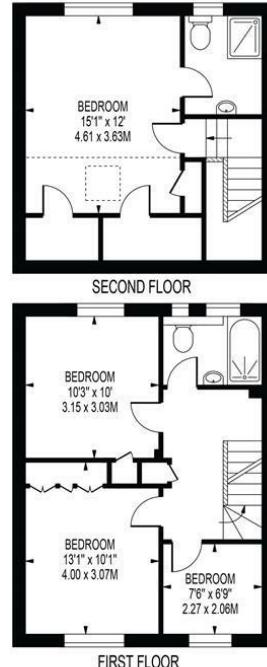
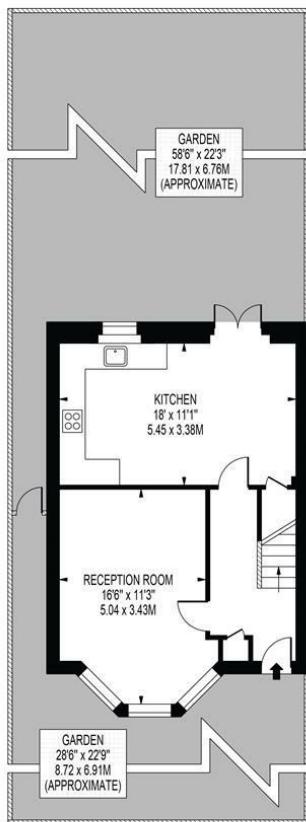
**£625,000**



## KINGS DRIVE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1215 SQ FT - 112.87 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 105 SQ FT - 9.79 SQ M



### GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	