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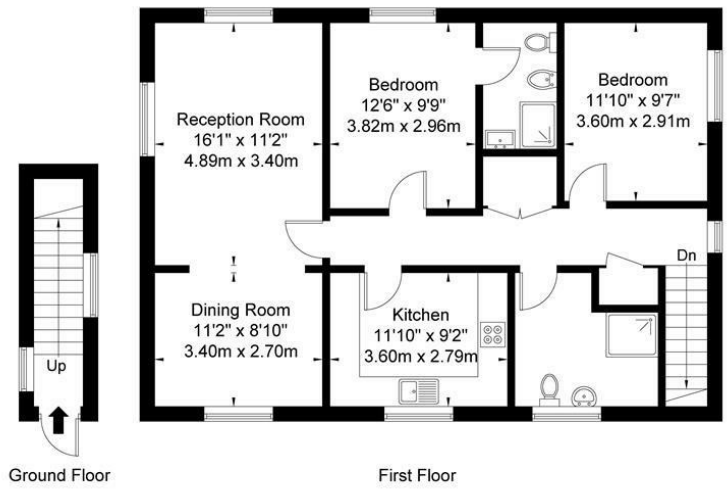
Priory Field Drive, Edgware, HA8 9PU

**Asking Price £439,950**

2 2 1 C

## Floor Plan

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Copyright BLEU PLAN

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 in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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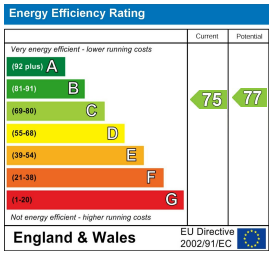
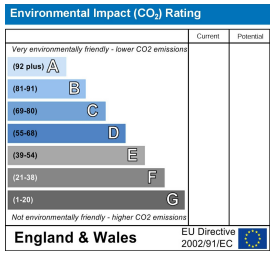
- PURPOSE BUILT MAISONETTE / PRIVATE ENTRANCE
- TWO DOUBLE BEDROOMS / TWO NEWLY REPLACED BATHROOMS
- 984 SQFT OF LIVING ACCOMMODATION
- EXCELLENT CONDITION THROUGHOUT
- WITHIN THE ERUV
- WELL MAINTAINED COMMUNAL GARDENS
- WALKING DISTANCE TO EDWARE TRAIN STATION
- ONE ALLOCATED PARKING SPACE / ADDITIONAL VISTOR PARKING BAYS
- LEASE 152 / SC £1,780PA / GR - NIL
- EPC RATING - C / COUNCIL TAX BAND - E

## Energy Efficiency Graph



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