



**49 Dryfield Road, Edgware**

Offers Over **£510,000**

**JOSEPH SCOTT**



## 49 Dryfield Road

Edgware, Edgware

Joseph Scott Presents:

A Wonderfully Presented Three Bedroom House,  
Located Only 0.8 Miles From Burnt Oak Station

This stylish property consists of a spacious lounge and semi separated eat-in kitchen, which leads directly onto the private rear garden, modernised and complete with an outbuilding.

On the first floor, you are greeted with two double bedrooms and single bedroom, as well as a separate family bathroom.

Another main attraction of this house is the inclusion of a driveway, spacious enough for two cars, ample storage space and a downstairs toilet.

Dryfield Road also has potential to extend into to the rear and loft, subject to planning permission.

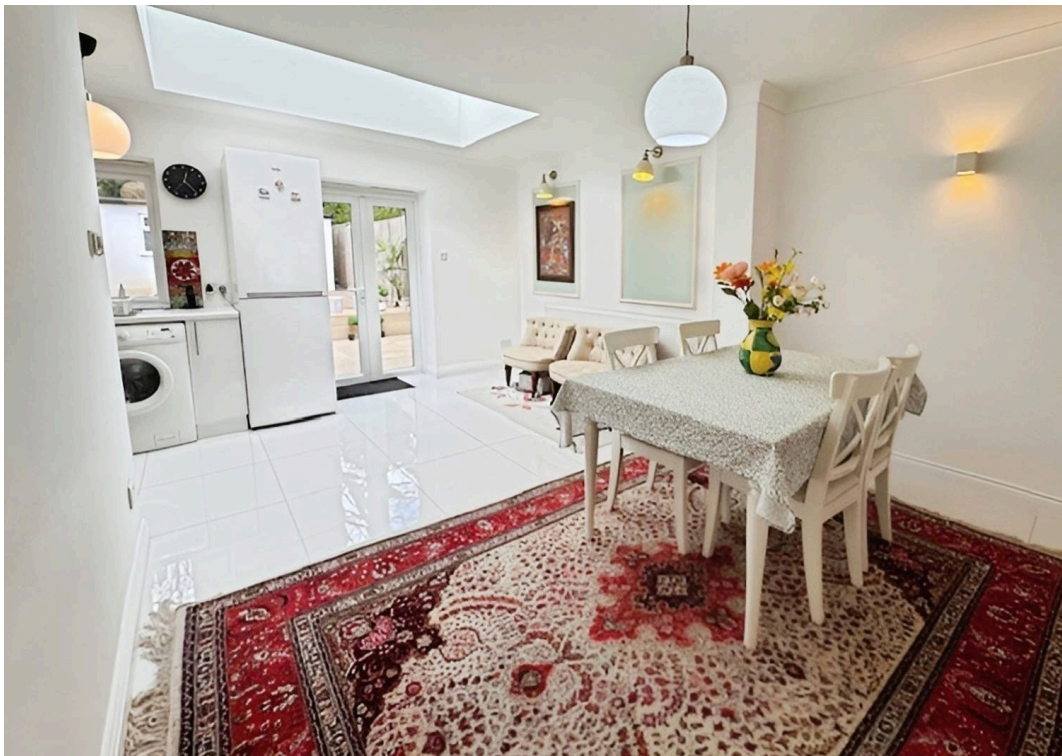
Would make for the perfect property, for residential and investment buyers alike - A Must Look!

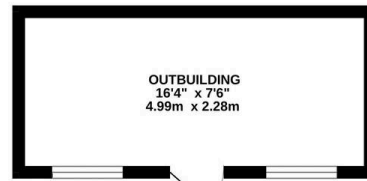
Tenure - Freehold

Council Tax band: TBD

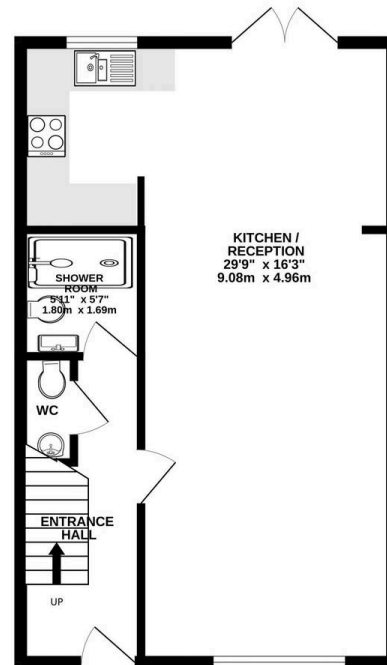
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

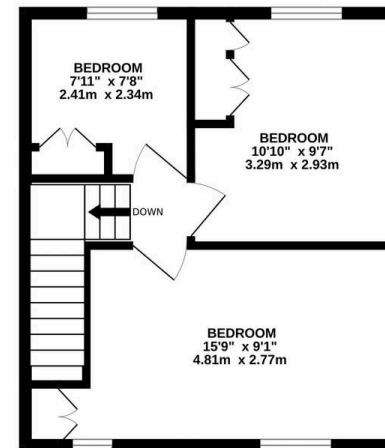




OUT BUILDING  
123 sq.ft. (11.4 sq.m.) approx.



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

DRYFIELD ROAD, EDGWARE, HA8 9JN

**TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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