



82 Stoneyfields Lane, Edgware

Offers Over £675,000

**JOSEPH SCOTT**





## 82 Stoneyfields Lane

Edgware, Edgware

Exclusive To Joseph Scott – A Well Presented Five-Bedroom Semi-Detached House on the Welcoming Stoneyfields Lane, HA8. 0.8 Miles From Edgware Tube Station.

Walking into this property, the ground floor opens into a bright hallway that leads you into the kitchen and separate dining room which both have direct access to the garden! The ground floor also comprises of a spacious reception room. Continuing to the first floor you are greeted with two double bedrooms, family bathroom and a W/C. Lastly the second floor loft conversion features one double and a single bedroom.

This property also benefits from a sizeable garden and private driveway!

Several outstanding schools are nearby including Mill Hill County High School and Deans brook Primary School.

CONTACT DRILON TO BOOK IN VIEWING:

[Drilon@josephscott.net](mailto:Drilon@josephscott.net) or +44 7485 394531 (Whatsapp)

Tenure: Freehold

Council Tax Band: E

Council Tax band: TBD

EPC Energy Efficiency Rating: D

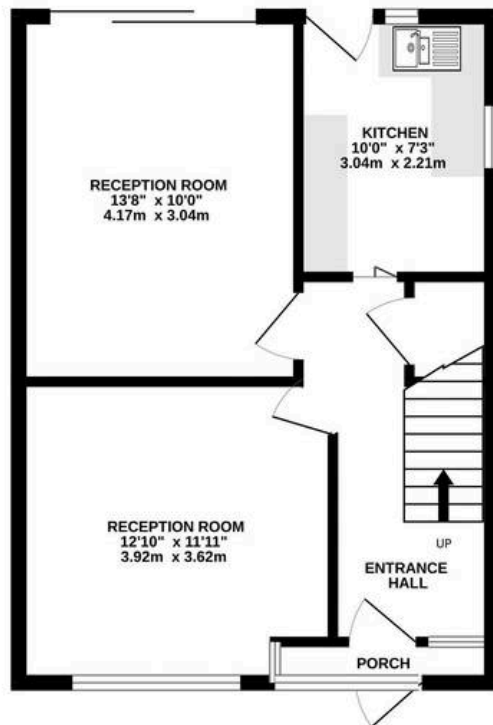
EPC Environmental Impact Rating: E



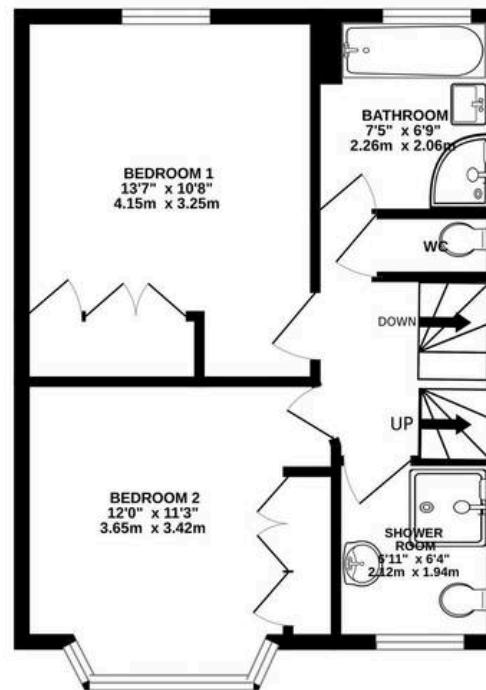




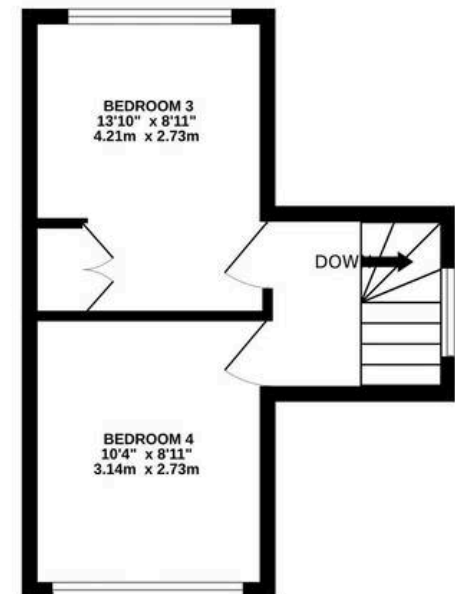
**GROUND FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



**1ST FLOOR**  
423 sq.ft. (39.3 sq.m.) approx.



**2ND FLOOR**  
264 sq.ft. (24.5 sq.m.) approx.



**STONEFIELDS LANE, EDGWARE, HA8 9SR**

**TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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