



11 Fry Lane, Edgware

In Excess of £725,000

JOSEPH SCOTT



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Joseph Scott Presents –

Set within a peaceful and modern development in Edgware, this beautifully presented four-bedroom, two family bathroom and en-suite shower room, freehold house offers spacious, contemporary living across three floors, complete with a private garden and driveway for off-street parking. Ideally located just 0.7 miles from Stanmore Station (Jubilee Line).

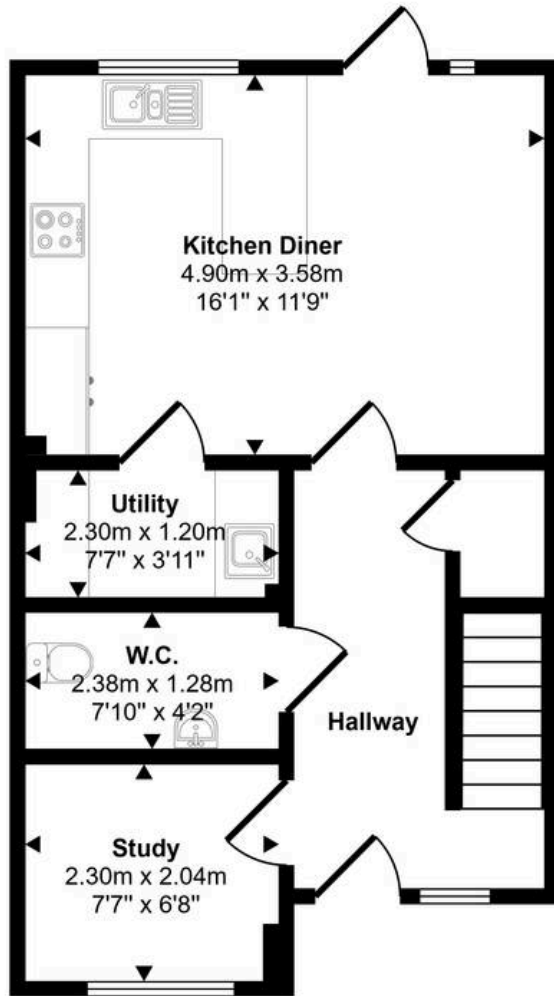
The ground floor features a welcoming entrance hallway leading to a bright open-plan kitchen and dining area, finished to a high modern standard with sleek high-gloss cabinetry, integrated appliances, and generous worktop space. Double Glazed patio doors open directly onto a private rear garden, creating the perfect space for entertaining or relaxing. This level also includes a separate utility room, guest WC, and a versatile additional room that can be used as a home office.

The first floor offers a large and inviting living room with a bespoke media wall and full-height windows, allowing for excellent natural light throughout the day. This level also includes a well-proportioned double bedroom with a floor-to-ceiling window, along with a modern family bathroom featuring high-quality fittings and ample storage.

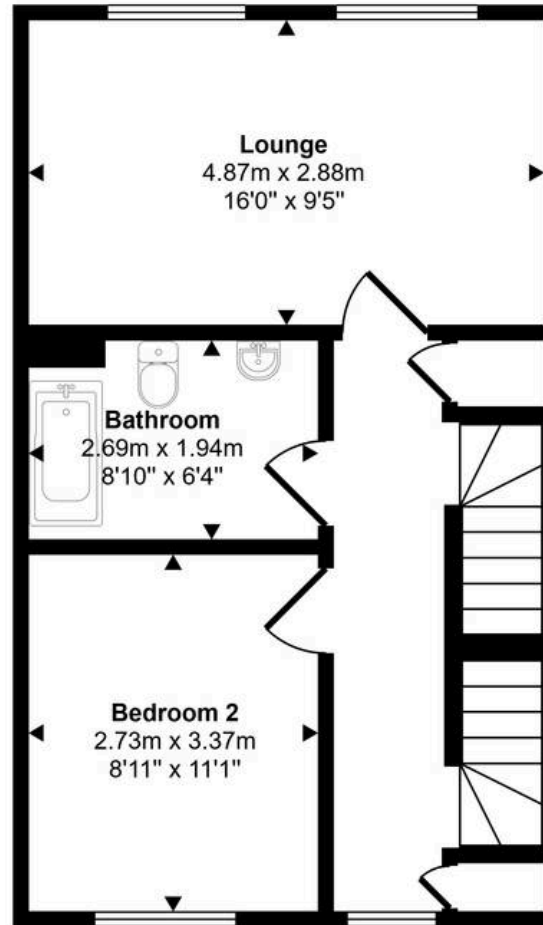
The top floor comprises the spacious principal bedroom with an integrated wardrobe and contemporary en-suite shower room, a separate single bedroom, and an additional room that



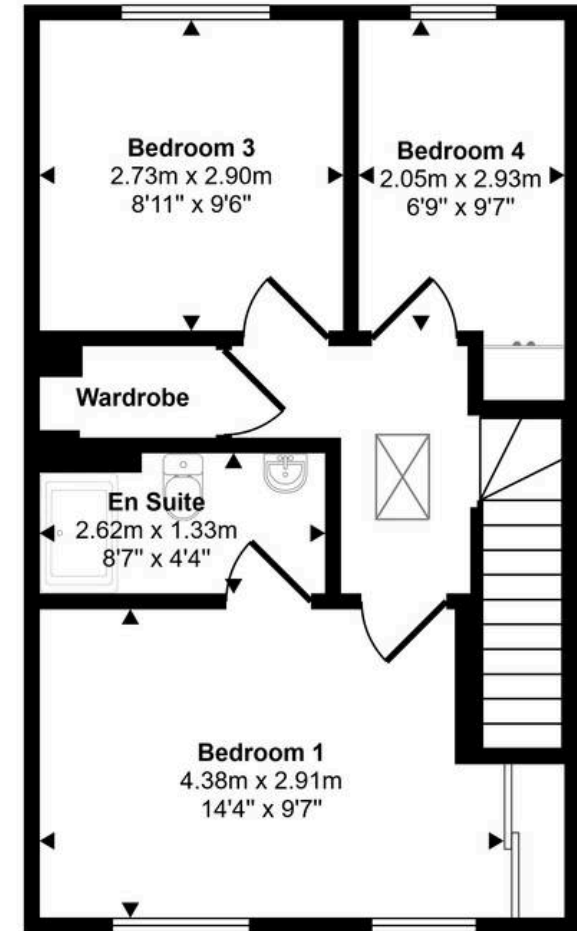
Approx Gross Internal Area
122 sq m / 1317 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 41 sq m / 443 sq ft



Second Floor
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.