



40 Hartland Drive, Edgware

Offers in Region of **£925,000**

JOSEPH SCOTT



40 Hartland Drive

Edgware, Edgware

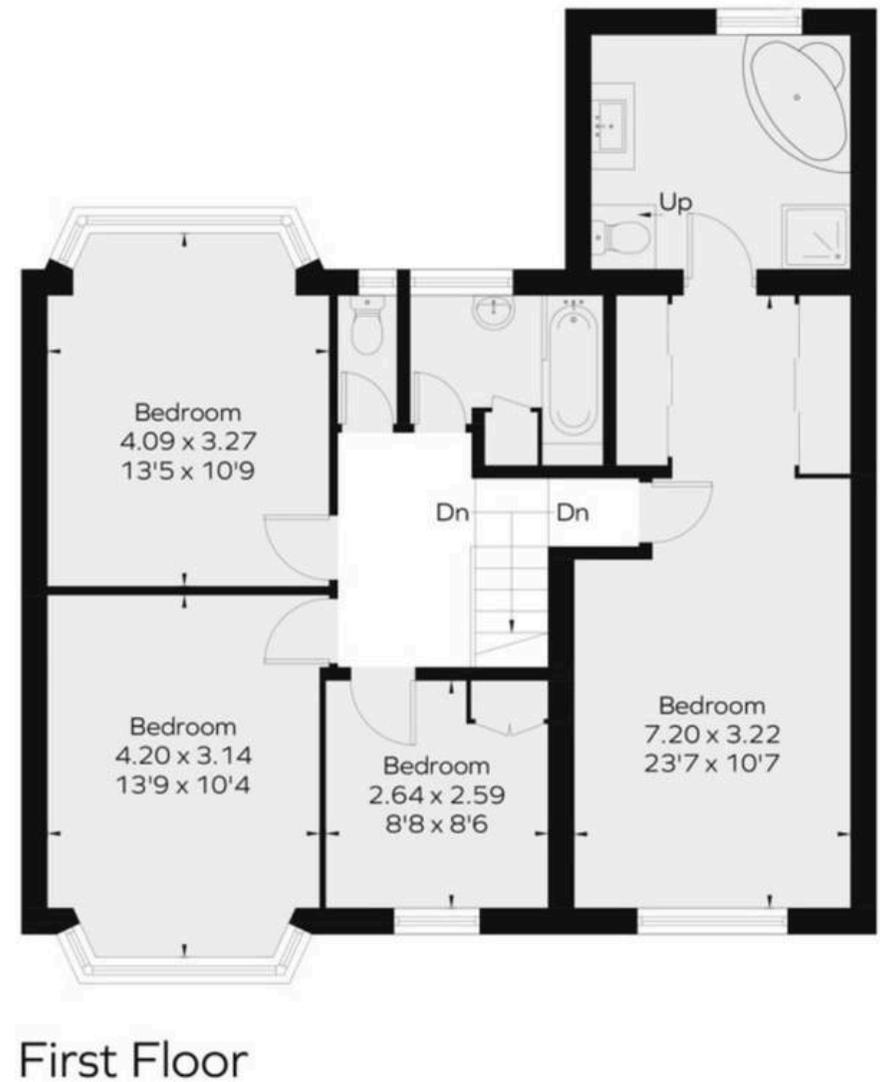
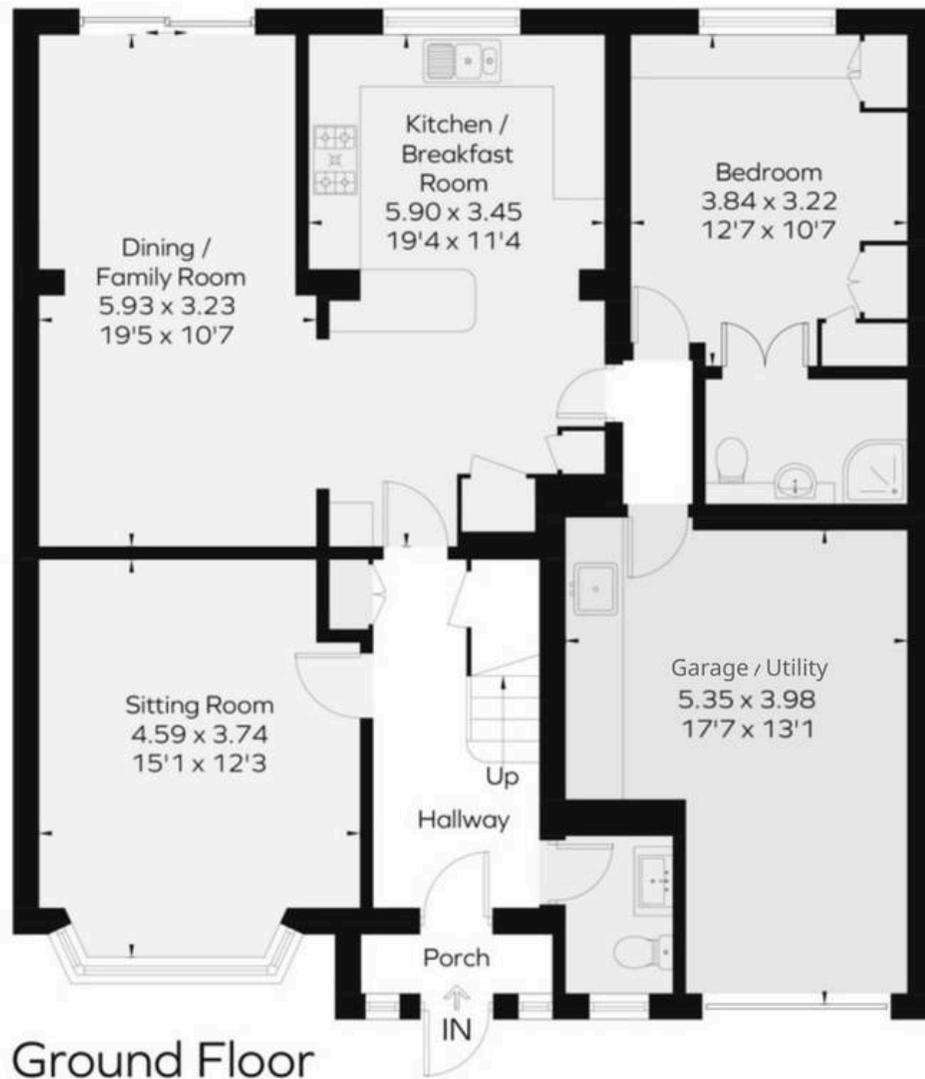
Joseph Scott presents -

This substantial five bedroom, three bathroom family home offers generous and versatile accommodation arranged over two floors, ideally suited to growing families seeking space, privacy and a convenient Edgware location, situated approximately 1.2 miles from Edgware Station providing Northern Line services into Central London. Being sold Chain Free.

The ground floor is accessed via a welcoming entrance hallway with useful storage beneath the stairs and offers excellent living and entertaining space throughout. There is a spacious reception room to the front, complemented by an additional sitting room providing flexibility for family living or home working. To the rear, a large open plan kitchen benefits from fitted appliances, ample worktop space and a built in storage cupboard, and flows naturally into a breakfast area and a dining and family space, creating the central hub of the home with direct access onto the garden. From the kitchen there is access to a spacious double bedroom with fitted wardrobes and an en suite shower room, along with internal access to the garage.

The garage has been thoughtfully arranged to incorporate a practical utility area, offering space for a washing machine and tumble dryer with plumbing and drainage connection points in place, as well as fitted cupboards providing additional storage, while still allowing space for a vehicle to be parked. A downstairs WC is also





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84070