



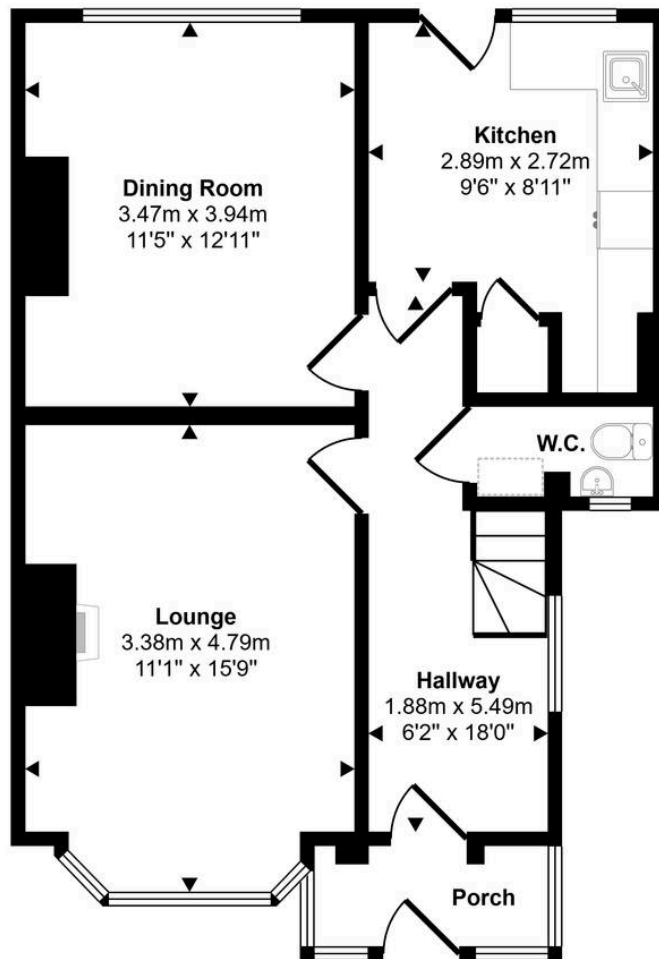
117 Fairfield Crescent, Edgware

Offers Over £550,000

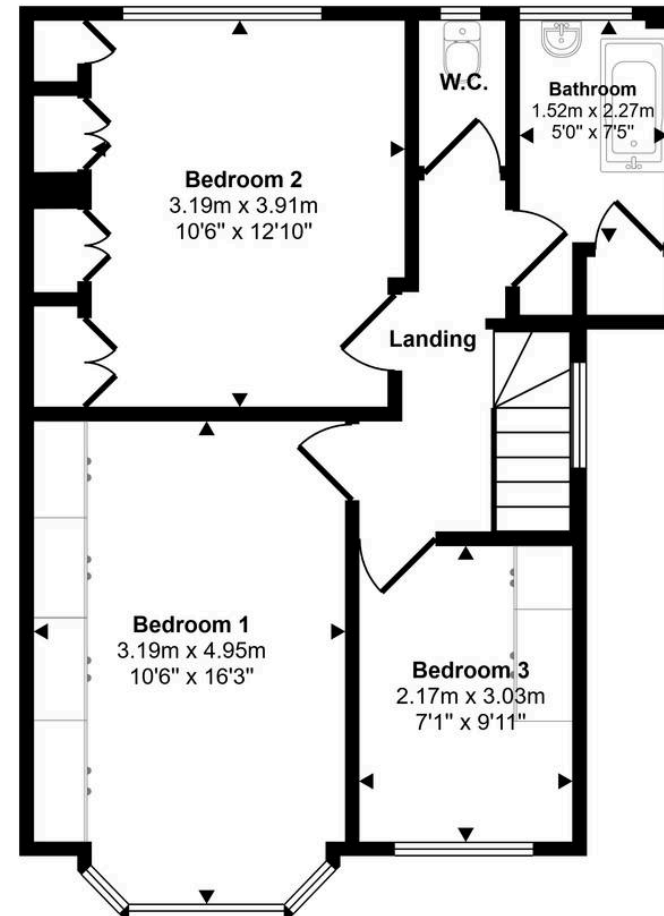
**JOSEPH SCOTT**




Approx Gross Internal Area  
105 sq m / 1134 sq ft



Ground Floor  
Approx 55 sq m / 587 sq ft



First Floor  
Approx 51 sq m / 547 sq ft

 Denotes head height below 1.5m

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.



## 117 Fairfield Crescent

Edgware, Edgware

A classic three bedroom semi detached family home set within a sought after residential location in Edgware, offering well balanced accommodation over two floors and excellent potential. The property benefits from double glazed windows throughout and is conveniently located approximately 0.4 miles from Edgware Station (Northern Line).

The ground floor comprises a spacious front reception room, a separate dining room, a kitchen with direct access to the rear garden and a downstairs W.C. Upstairs offers two double bedrooms, a single bedroom, a family bathroom and a separate W.C.

Externally, the property benefits from a private rear garden and off street parking via the front driveway. Positioned on a quiet residential road, the home provides a great opportunity for buyers looking to modernise and add value.

Ideally located close to local amenities, parks, well regarded schools including Watling Park School, and excellent transport links. Suitable for first time buyers and investors alike.

**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** D



