



GASKARTH ROAD, EDGWARE

Guide Price £495,000

**** EXTENDED **** An extended two double bedroom, two reception room, end of terrace house conveniently located within easy reach of Burnt Oak northern line zone 4 underground station and shopping facilities. The property briefly comprises entrance hallway, extended rear reception room, downstairs shower room, kitchen, additional front reception room, two double bedrooms off first floor landing and family bathroom. Further benefits include double glazing, gas central heating, private rear garden with rear access to Market Lane and off street parking via own driveway.

- EXTENDED END OF TERRACE
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM AND DOWNSTAIRS SHOWER ROOM
- PRIVATE REAR GARDEN
- OFF STREET PARKING VIA OWN DRIVEWAY
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING & GAS CENTRAL HEATING

Ground Floor

Hallway

Entrance into hallway via front aspect door, radiator, power points, spot lighting, tiled flooring, side aspect door to front reception room.

Reception Room 1

18' 10" x 18' 8" (5.74m x 5.69m) Rear aspect double glazed 'French' doors to garden, rear aspect double glazed window, sky light, three radiators, fitted storage cupboard, radiator, power points, TV aerial, spot lighting, part tiled/part laminate flooring.

Downstairs Shower Room

Low level W/C, vanity hand wash basin, shower cubicle with wall mounted shower with attachment, spot lighting, extractor fan, tiled flooring.

Kitchen

14' 10" x 8' 1" (4.52m x 2.46m) Rear aspect double glazed door, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer and pull out mixer tap, space for gas cooker, plumbed for washing machine, space for fridge/freezer, cupboard enclosed wall mounted 'Main' boiler, pantry, part tiled walls, power points, tiled flooring.

Reception Room 2

13' 3" x 12' 5" (4.04m x 3.78m) Front aspect double glazed window, wall mounted thermostat, coved ceiling, radiator, power points, laminate flooring, stairs to first floor landing.

First Floor

Landing

Side aspect double glazed window, loft access, radiator, carpeted flooring.

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m) Front aspect double glazed window, radiator, power points, laminate flooring, storage cupboard.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m) Rear aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m) Rear aspect double glazed window, low level W/C, vanity hand wash basin, shower cubicle with wall mounted shower and attachment, spot lighting, heated towel rail, part tiled walls, tiled flooring.

Outside

Front Garden

Block paved driveway providing off street parking.

Rear Garden

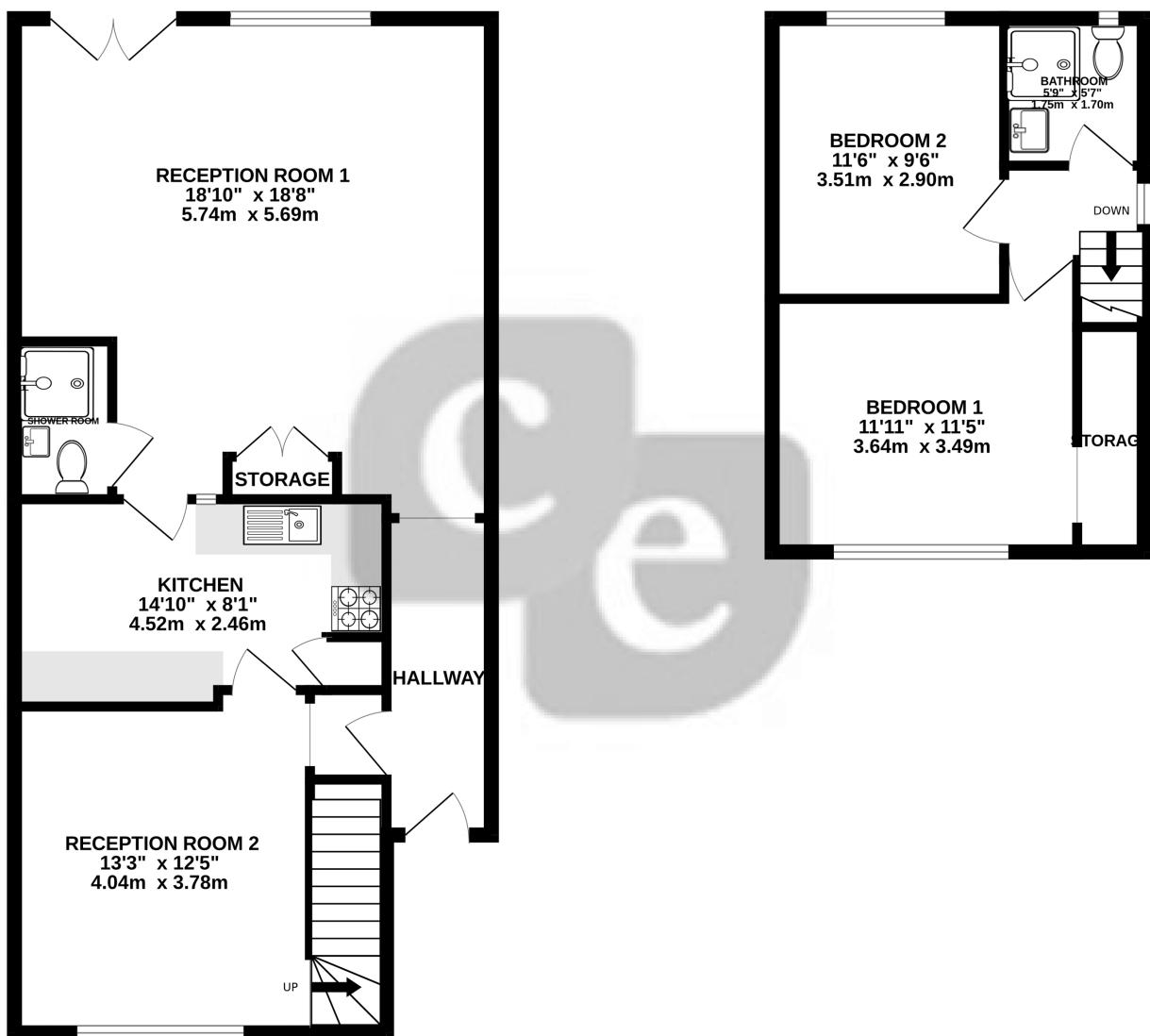
Covered patio area leading to mainly laid lawn, fence enclosed, rear access to Market Lane.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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