



## De Havilland Road, Edgware, , HA8 5QD

TWO BEDROOM FLAT | SECOND FLOOR | ALLOCATED PARKING | COMMUNAL GARDEN

WALKING DISTANCE TO BURNT OAK STATION-NORTHERN LINE | WALKING DISTANCE TO QUEENSBURY STATION | VIEWING RECOMMENDED | EPC RATING C

**Guide Price: £315,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## De Havilland Road, Edgware, , HA8 5QD

A spacious 2 bedroom top floor flat set on the second floor of a well maintained purpose built block in the popular De Havilland Road development. The accommodation comprises of a entrance hallway with walk-in cupboards, reception room, semi-open plan kitchen, two good sized double bedrooms and a three piece fully tiled shower room. Benefits include immense storage space in the loft, allocated off street parking and access to communal gardens. The property is situated within walking distance to Burnt Oak station (Northern Line), Queensbury Station (Jubilee Line) and local shopping amenities. Open Day Viewing arranged for Saturday 7th May 2016. Call to book your slot early to avoid disappointment.

### HALL WAY

COMMUNAL ENTRANCE DOOR LEADING TO COMMUNAL HALLWAY:

Stairs to all floors.

Entrance Door Leading to Hallway:

Storage cupboards, radiator.

### RECEPTION ROOM

4.62m (15' 2") x 3.89m (12' 9")

Double glazed window to rear, power points, double glazed door to balcony, radiator, telephone point, TV point.

### KITCHEN

2.90m (9' 6") x 2.54m (8' 4")

Fitted wall and base units, with rolltop worksurface, double glazed window to front aspect, stainless steel drainer/sink, plumbing for washing machine and dishwasher, boiler, radiator, power point.

### BEDROOM 1

4.67m (15' 4") x 2.90m (9' 6")

Double glazed window to front, sizeable built-in wardrobes, power points, radiator, double glazed door to balcony.

### BEDROOM 2

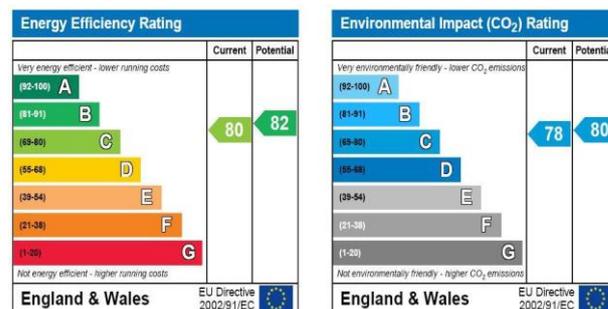
4.47m (14' 8") x 2.64m (8' 8")

Double glazed window to rear, power points, radiator.

### SHOWER ROOM

1.90m (6' 3") x 1.68m (5' 6")

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 16:30

### FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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