



10 Stoneyfields Gardens, HA8 9SP

£775,000

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

Offered for sale chain free is this Two Bedroom detached bungalow set on a wide plot, situated in this residential turning between Stoneyfields Lane and Gibbs Green, located within approximately one mile of both Edgware's multiple shopping facilities, Broadwalk Shopping Centre and Northern Line Tube Station, as well as Mill Hill Broadway's shopping facilities and Thameslink Station.

The property is offered in good condition throughout and comprises of a 34ft Lounge/Dining room, Kitchen/Breakfast room, Two Bedrooms and Bathroom.

Benefits include a guest cloakroom, air conditioning in the Reception Room, Utility Room, south westerly facing landscaped rear Garden and a carriage driveway providing off street parking for three/four cars plus additional carport.

The property offers scope for various extensions stpp.

Council tax band F

Sole Agent

Key Features

- DETACHED BUNGALOW
- OFF STREET PARKING FOR THREE / FOUR CARS
- UTILITY ROOM
- SCOPE FOR VARIOUS EXTENSIONS STPP
- CHAIN FREE
- LANDSCAPED REAR GARDEN
- GUEST WC
- CLOSE TO LOCAL AMENITIES
- KITCHEN / BREAKFAST ROOM
- CAR PORT

Important Information

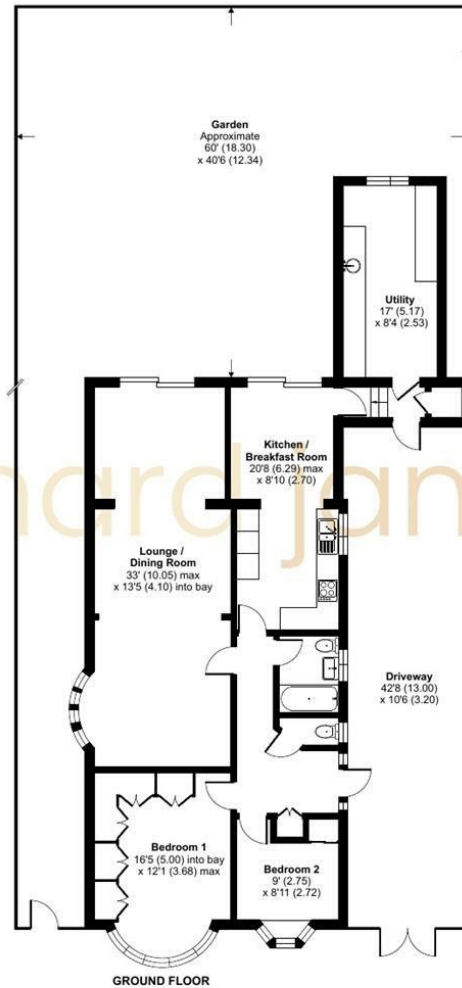
- **Price:** £775,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









Approximate Area = 1223 sq ft / 113.6 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1389404

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz