



78 Stoneyfields Lane, HA8 9SR

£785,000

**richard
james**

ESTATE AGENTS

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Property Description

A rare opportunity to purchase this well presented semi detached family home conveniently set within the Edgware Eruv.

The house has been extended and improved by the current owners and now offers bright and well planned accommodation to include Four Bedrooms, Two Bathrooms (1 en-suite), Tv/Family Room, Reception Room, Dining Room, Kitchen and guest Wc.

Externally there is off street parking for two cars, Garage and southerly facing rear Garden.

Stoneyfields Lane is close to local shops and is approximately one mile from both Mill Hill Broadway Thameslink Station & Edgware (Northern Line) tube station. Popular schools are within easy reach as are the open spaces of Stoneyfields and Edgwarebury Park.

Council Tax Band F

Sole Agent

Key Features

- FOUR BEDROOMS
- LIVING ROOM
- TV/FAMILY ROOM
- SOUTHERLY FACING REAR GARDEN
- POPULAR SCHOOLS WITHIN EASY REACH
- TWO BATHROOMS (1 EN-SUITE)
- DINING ROOM
- GUEST WC
- OFF STREET PARKING FOR TWO CARS PLUS A GARAGE
- CLOSE PROXIMITY TO MILL HILL THAMESLINK STATION AND EDGWARE TUBE STATION

Important Information

- **Price:** £785,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Stoneyfields Lane HA8
 Total Gross Area: 1484 sq ft ... 137.9 sq m
Floor plans are for identification and guidance purposes only, not to scale.
 Compliant RICS code of measuring practice.

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.

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