

Fry Lane, Edgware
Asking Price £675,000



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Well-presented three-bedroom freehold family home offering spacious accommodation, two bathrooms, a guest cloakroom and two allocated parking spaces.

Ideally located on the Edgware/Stanmore border, close to excellent transport links, local amenities and highly regarded schools.

Tucked away within a popular residential development on the Edgware and Stanmore borders, this well-presented three-bedroom family home offers spacious accommodation, practical living space and the added benefit of freehold ownership.

The ground floor is arranged around a bright and generous reception room, providing ample space for both living and dining, whilst the separate fitted kitchen offers excellent storage and worktop space. A guest cloakroom completes the ground floor accommodation.

Upstairs, the property features three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. The home has been carefully maintained throughout and is presented in excellent decorative order, making it ready for immediate occupation.

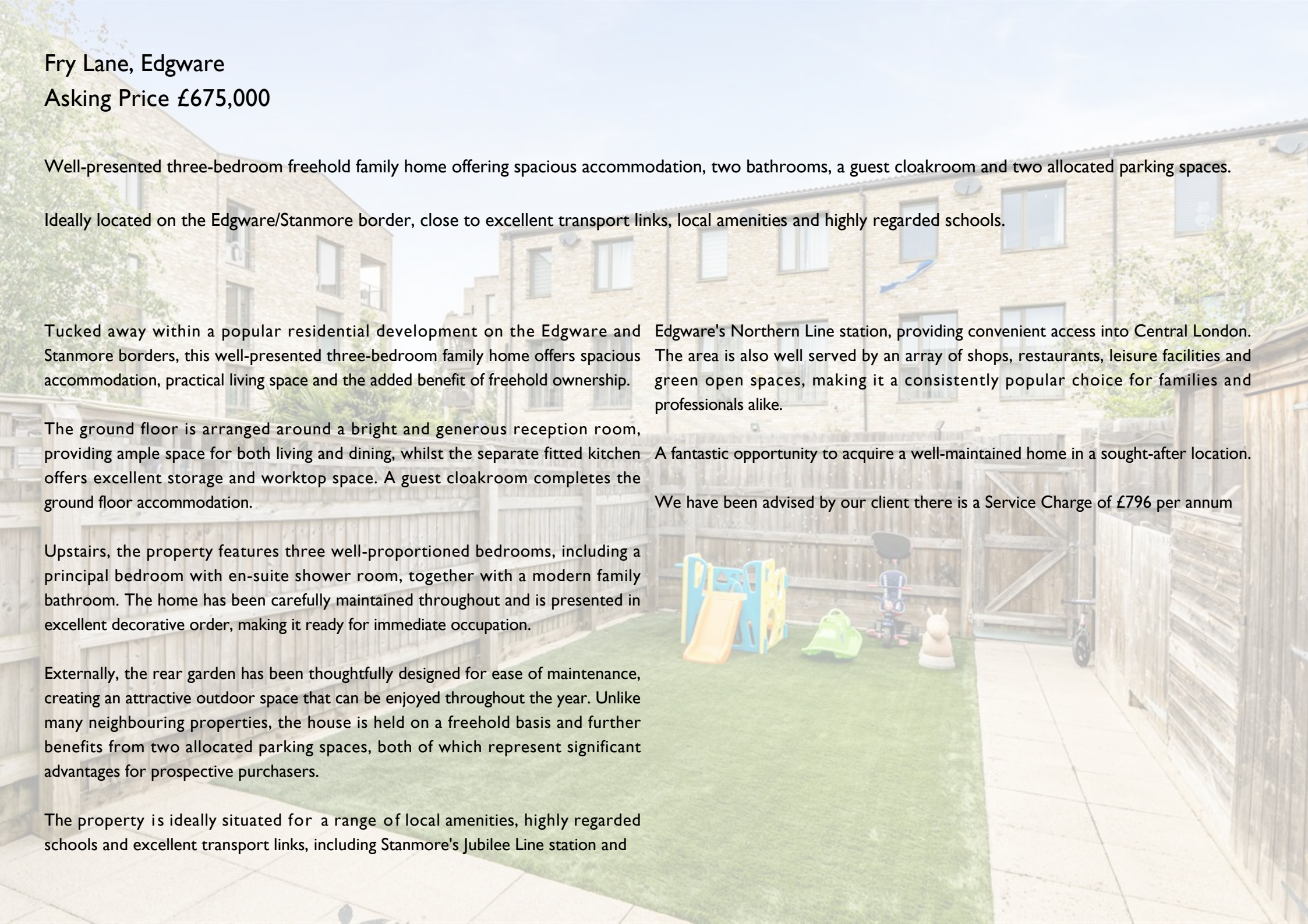
Externally, the rear garden has been thoughtfully designed for ease of maintenance, creating an attractive outdoor space that can be enjoyed throughout the year. Unlike many neighbouring properties, the house is held on a freehold basis and further benefits from two allocated parking spaces, both of which represent significant advantages for prospective purchasers.

The property is ideally situated for a range of local amenities, highly regarded schools and excellent transport links, including Stanmore's Jubilee Line station and

Edgware's Northern Line station, providing convenient access into Central London. The area is also well served by an array of shops, restaurants, leisure facilities and green open spaces, making it a consistently popular choice for families and professionals alike.

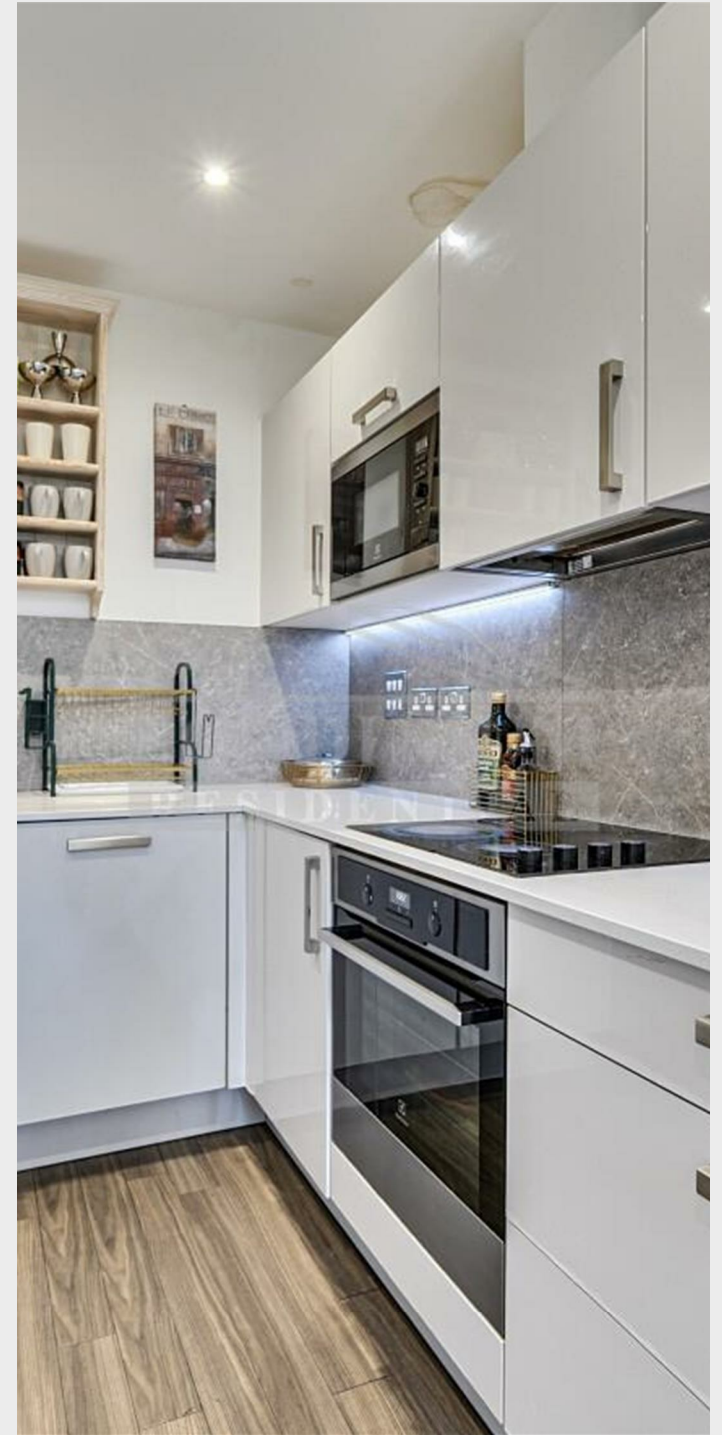
A fantastic opportunity to acquire a well-maintained home in a sought-after location.

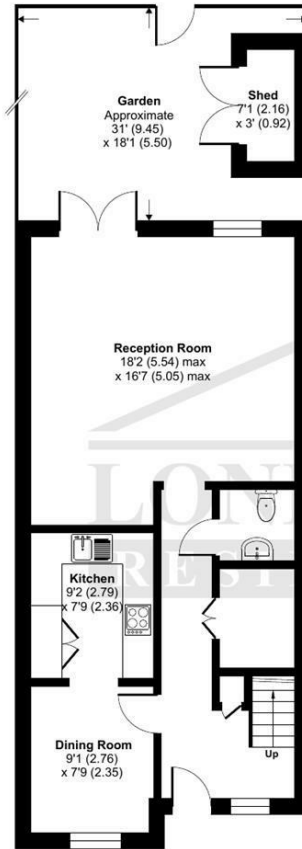
We have been advised by our client there is a Service Charge of £796 per annum



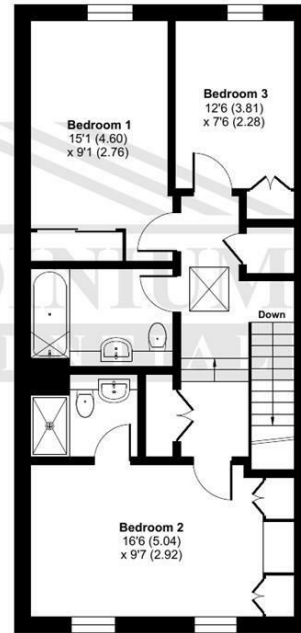








GROUND FLOOR



FIRST FLOOR

Fry Lane, Edgware, HA8

Approximate Area = 1233 sq ft / 114.5 sq m
 Outbuilding = 21 sq ft / 1.9 sq m
 Total = 1254 sq ft / 116.4 sq m

For identification only - Not to scale

Common Road
 Stanmore
 HA7 3HX
 020 8050 8810
 info@ldn-r.com
 ldn-r.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	