



ESTATE & LETTINGS AGENTS

## Beverly Drive, Edgware, HA8



### FOR SALE £850,000. FREEHOLD

An exquisite five-bedroom detached home with rear extension and fully renovated to a very high specification. An excellent opportunity to acquire this spacious detached family home with its own remote-controlled security gate, driveway and off-street parking. This is an ideal property for a growing family, or an investor. The property is located close to Queensbury Station (Jubilee Line) transport links, good schools, a host of shopping amenities in Queensbury, Edgware, Kingsbury and Kenton.

This immaculately presented property boasts an impressive fully tiled hallway leading to a 28 x 27 ft bright open plan lounge, fully fitted extended kitchen and dining room with access to the rear garden. The ground floor also benefits from a large double bedroom with en-suite bathroom, and a study/ bedroom with en-suite bathroom. On the first and second floor are three bright large bedrooms with a family bathroom. The rear garden boasts a well-maintained garden and a side covered area that houses cupboards for storage, utility area and a megaflow boiler.

- Newly Renovated Property
- Stunning Open Plan Lounge Kitchen and Diner.
- Front Driveway Parking
- Close to Queensbury Station
- 5 Bedrooms (2 en-suite)
- Under Floor Heating
- Immediate Viewing Advised
- Large Rear Garden
- Modern Kitchen

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### **ENTRANCE PORCH:**

#### **FRONT DOOR:**

Double glazed door leads into a fully enclosed tiled porch.

#### **HALLWAY:**

3.82m x 2.02m (12' 54" x 6' 63")

Double glazed door leading into a welcoming neutrally decorated hallway with porcelain tile flooring, under floor heating, staircase with glass panelling, and power points.



### **GROUND FLOOR:**

#### **OPEN PLAN LOUNGE, KITCHEN & DINER**

8.76m x 7.10m (27' 7" x 23' 7")

An extended, generously spaced, bright open plan lounge with porcelain tile flooring, underfloor heating, fully fitted bespoke kitchen with soft touch closing drawers, integrated oven, electric hob, fridge freezer, dishwasher, and six-seater dining table. The open plan lounge overlooks the attractive garden which is accessed through a double-glazed door. Further features include double glazed windows, telephone point, power points, and TV point.



### **BEDROOM 1 (MASTER BEDROOM):**

5.00m x 4.60m (16' 4" x 9' 16")

Generously spacious, ground floor front aspect master bedroom with en-suite bathroom, full length fitted wardrobes, double glazed front windows, porcelain tiles, underfloor heating, power points.



### **EN\_SUITE BATHROOM1:**

Modern contemporary bathroom with full-length walk-in shower cubicle with glass sliding doors, forest head shower and hand held shower unit, low level W.C. unit with bidet spray douche, vanity sink with mixer taps, pedestal and vanity mirror unit, fully tiled walls, radiator, porcelain tile flooring.



### **BEDROOM 2 / STUDY:**

3.68m x 1.72m (12' 0" x 5' 67")

Ground floor front aspect bedroom/study with en-suite bathroom, full length fitted wardrobes, double glazed front windows, porcelain tiles, underfloor heating, power points.



### **EN\_SUITE BATHROOM 2:**

Modern contemporary bathroom with full-length walk-in shower cubicle with glass sliding doors, forest head shower and hand held shower unit, low level W.C. unit with bidet spray douche, vanity sink with mixer taps, pedestal and vanity mirror unit, fully tiled walls, radiator, porcelain tile flooring.



### FIRST FLOOR LANDING:

Side aspect window, landing with loft space.

### BEDROOM 3:

4.65m x 2.85m (15' 6" x 9' 3")

Spacious front aspect double bedroom, double glazed windows, carpeted floor, radiator, power points and full length fitted wardrobe.



### BEDROOM 4:

3.91m x 2.66m (12' 8" x 8' 7")

Rear double aspect bedroom, double glazed windows, carpeted floor, radiator, power points and full length fitted wardrobe.



### BEDROOM 5:

2.49m x 1.81m (8' 16" x 7' 1")

Rear aspect bedroom, double glazed windows, carpeted floor, radiator, power points.

### **BATHROOM 3:**

2.14m x 2.10m (7' 02" x 6, 91")

Modern three-piece suite comprising of rear aspect window, walk-in shower cubicle with glazed screen, low level W.C. vanity sink unit, tiled walls, radiator, porcelain tile flooring.

### **FRONT DRIVEWAY:**

Paved front driveway with brick wall and electric remote-controlled gates. Driveway provides off street parking for up to two cars.



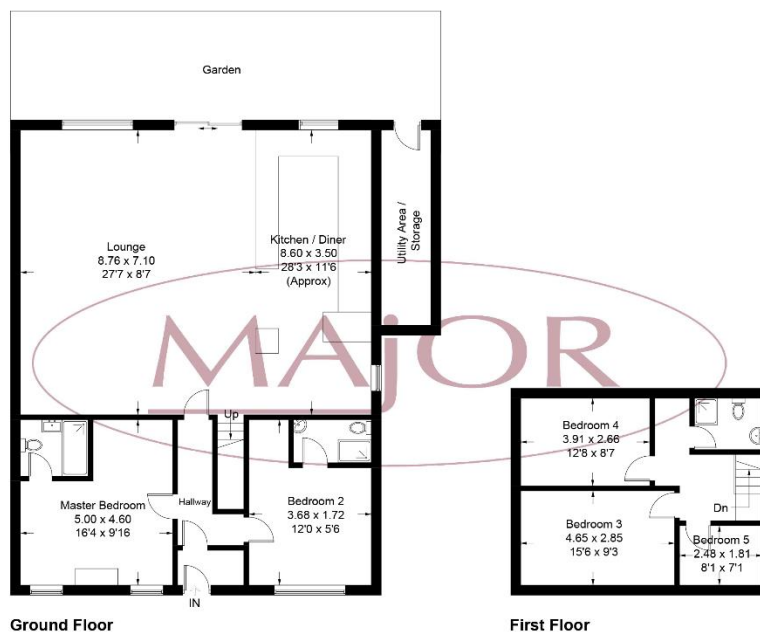
### **REAR GARDEN:**

Generous sized rear mature garden approximately 30ft, with rear patio, garden laid to lawn. A narrow discreet outhouse to the side of the property – housing storage cupboard, megaflo boiler and utility area.



## FLOOR PLAN:

### Floor Plan



Approximate Gross Internal Area = 198.2 sq m / 2133 sq ft  
(Including Utility Area / Storage)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID550387)

### Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

### Mortgages

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