



Stoneyfields Lane, Edgware, HA8 9SW

Price Guide £1,100,000 Freehold Council Tax Band (TBA)

**REAL ESTATES**  
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Real Estates are delighted to offer for sale this newly refurbished and extended 4 bedroom 2 bathroom property situated within 0.8 miles of Edgware's Northern Line tube station, and Mill Hill Broadway's Thameslink station just 0.9 miles, together with their respective shops, restaurants and cafes.

The property has been refurbished to an extremely high standard to include under-floor heated wood strip flooring throughout the ground floor, TBK designer bathrooms and Point 5 (Muswell Hill) luxury bespoke kitchen.

Externally there is a large brick built outbuilding which could be finished to be utilised as either a home office or gym, Astroturf to rear and to the front a large driveway providing off street parking for 2/3 cars.

Several outstanding schools are nearby including Mill Hill County High School and Deansbrook Primary School.

Please contact our Totteridge office for further information and early viewing highly recommended.







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Approximate Area = 1702 sq ft / 158.1 sq m  
 Limited Use Area(s) = 122 sq ft / 11.3 sq m  
 Outbuilding = 290 sq ft / 26.9 sq m  
 Total = 2114 sq ft / 196.3 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B	74	82
Energy efficient			
Average energy efficiency			
Below average energy efficiency			
Not energy efficient - higher running costs			
EU Directive			

