



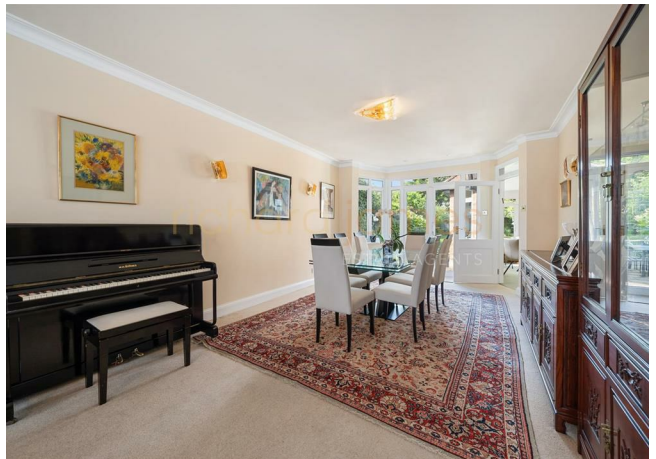
2 Oakleigh Gardens, HA8 8EA

£1,375,000

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Property Description

A rare opportunity to purchase this well presented detached family home located in this highly desirable cul-de-sac within approximately half a mile of Edgware's shops and restaurants and the nearby Northern Line Station.

Arranged over two floors only, 2622 sq ft/243.6 sq m the house has been extended and improved by the current owners over the years and now provides spacious, bright, well planned accommodation to include a large Kitchen/Family/Diner, double length Reception Room, Study, Master Bedroom with en-suite Bathroom, Four further Bedrooms, Family Bathroom, Utility Room and Guest Wc.

Externally there is a mature rear Garden which extends to 91'/28m, carriage drive, and double length Garage.

Oakleigh Gardens is well located for popular schools in both private and state sectors including North London Collegiate, Holland House Primary, and Rosh Pinah Primary School. The open spaces of Stonegrove and Edgwarebury Parks are within close proximity as are various places of worship.

Council Tax Band G

Sole Agent

Key Features

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- FULLY FITTED KITCHEN
- TV/FAMILY ROOM
- CARRIAGE DRIVEWAY AND DOUBLE LENGTH GARAGE
- 2622 SQ DFT/243.6 SQ M
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION/DINING ROOM
- STUDY
- APPROX 91'/28M REAR GARDEN

Important Information

- **Price:** £1,375,000
- **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		
(69-80) C		
(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



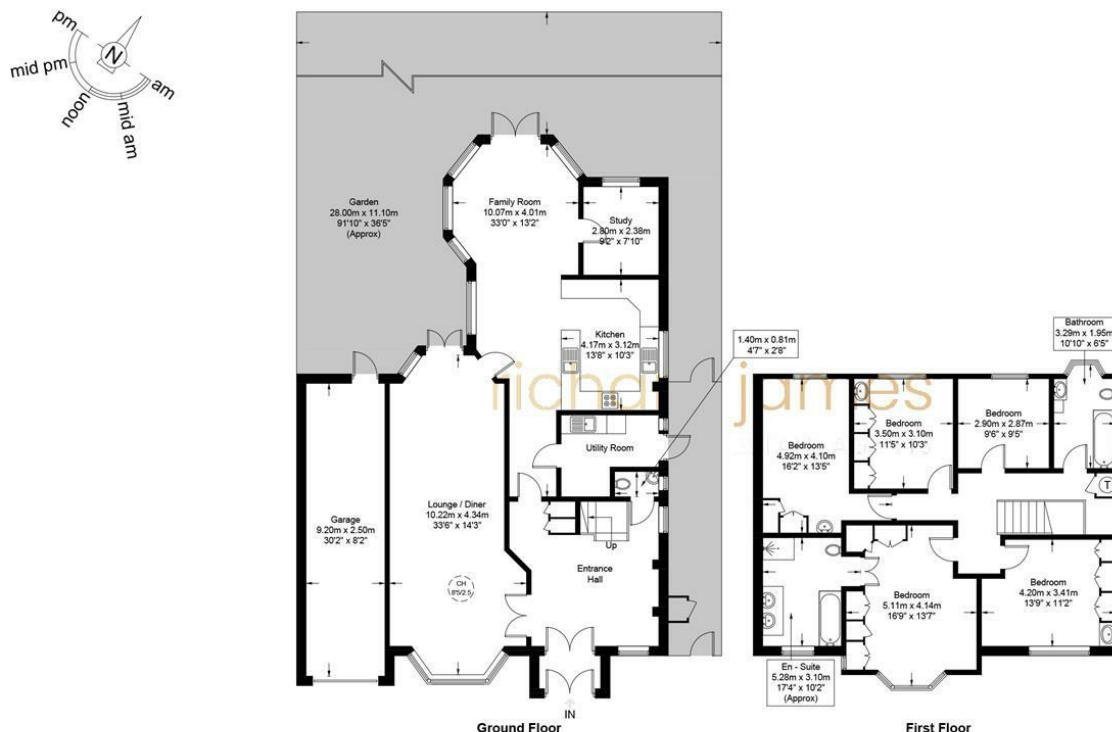




Oakleigh Gardens, HA8

Approximate Gross Internal Area = 2622 sq ft / 243.6 sq m

Garage = 252 sq ft / 23.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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