



22 Oakleigh Gardens, HA8 8EA

£1,595,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

An immaculately presented chain free detached family home located towards the top of this highly desirable cul de sac within approximately 2/3 of a mile of the amenities of Edgware High Street including Northern Line Station.

Arranged over two floors only, 3013.7 sq ft/ 280.0 sq m the house has been extended and improved by the current owners over the year and now provides spacious, bright, well planned accommodation to include a Kitchen/Diner with air con, Three Reception Rooms, Master Bedroom with en-suite bathroom Room and air con, Four further Bedrooms, Three further Bathrooms (Two en suite), Utility Room, office with air con and Guest Wc.

Externally there is off street parking for several cars, garage, an outhouse with air con (currently used as a gym) and a south east facing landscaped rear garden with side access.

The house is sold with the benefit of full planning permission for a garage conversion/Loft conversion and ground & first floor rear extensions taking the house to approximately 4,132sqft (for full plans please request from the office)

Oakleigh Gardens is well located for popular schools in both private and state sectors including North London Collegiate 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

Joint Sole Agent

Key Features

- DETACHED FAMILY HOUSE
- OFF STREET PARKING
- SOUGHT AFTER CUL DE SAC LOCATION
- CHAIN FREE
- UTILITY ROOM
- LANDSCAPED REAR GARDEN
- PLANNING PERMISSION GRANTED
- OUTHOUSE CURRENTLY USED AS A GYM
- GUEST WC
- OFFICE

Important Information

- **Price:** £1,595,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** E
- **Location:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









Total area: approx. 280.0 sq. metres (3013.7 sq. feet)

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.

richard james
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz

