



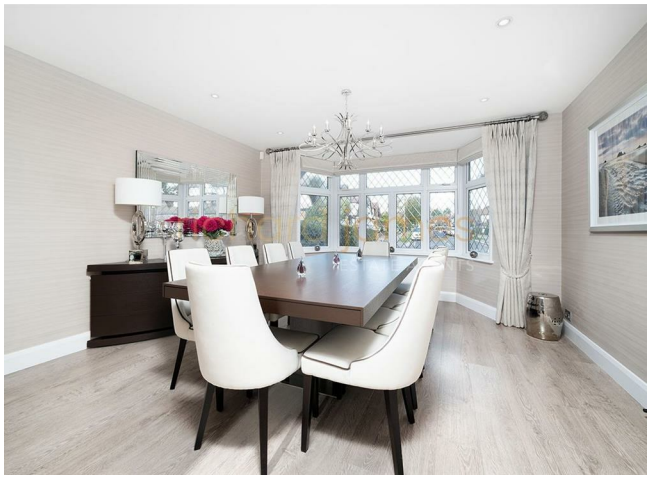
7 Oakleigh Gardens, HA8 8EA

£925,000

**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 semi detached family home located in 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, 1816 sq ft / 168.7 sq m the house has been extended and much improved by the current owners over the years and now provides spacious, bright, well planned family accommodation to include a Kitchen/Dining room, Double Reception Room, tv room / hallway, four Bedrooms, Family Bathroom, Utility Room and Guest Wc.

Externally, there is a fabulous landscaped rear garden with an irrigation system, side access, off street parking for three cars and a detached garage.

Offering superb future potential, the property benefits from scope for a double storey side extension, rear extension and loft conversion STPP.

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

Sole Agent

Key Features

- SEMI DETACHED HOUSE
- GARAGE
- LANDSCAPED REAR GARDEN
- GUEST WC
- SCOPE FOR VARIOUS EXTENSIONS STPP
- SOUGHT AFTER CUL DE SAC LOCATION
- OFF STREET PARKING FOR THREE CARS
- FOUR BEDROOMS
- UTILITY ROOM
- KITCHEN / BREAKFAST ROOM

Important Information

- **Price:** £925,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** 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		
	67	80
	EU Directive 2002/91/EC	









Ground Floor

First Floor

Oakleigh Gardens, Edgware, HA8

Total Gross Area: 1816 sq ft ... 168.7 m² (excluding garden, garage, driveway)

(Excluding Garage)

All measurements are approximate and for identification guidelines purposes only, not to scale.
Complies with the RICS code of measuring practice

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 will 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