

WARWICK AVENUE

EDGWARE, HA8 8UJ

£600,000
FREEHOLD

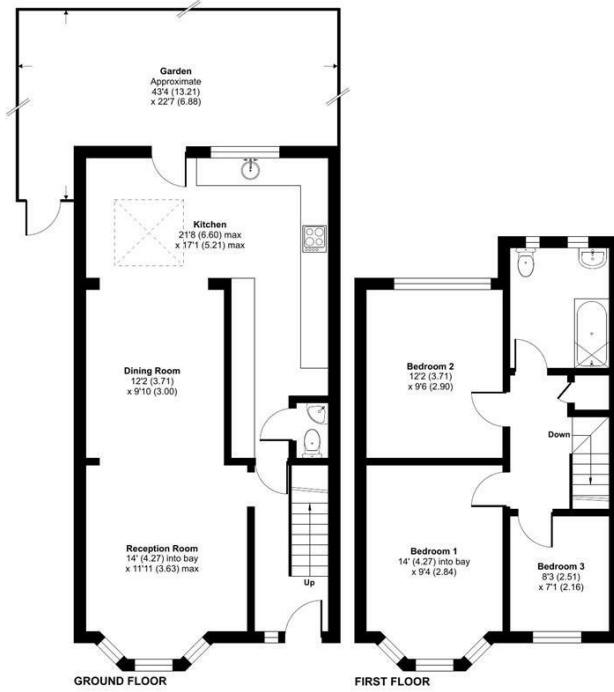
Taylor Hawkins presents an opportunity to acquire a very well proportioned three bedroom semi detached family house in a sought after road with extension possibilities. Located within a short walk of the Glengall Road shops and featuring a double length reception room, extended kitchen, dining area and a garden. Within the Eruv and ideally located for local schools and local transport links.



TAYLOR HAWKINS
Estate Agents
0208 958 2222 / Taylor-hawkins.co.uk

Warwick Avenue, Edgware, HA8

Approximate Area = 1075 sq ft / 99.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Taylor Hawkins. REF: 1073081



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Edgware Sales
58 Edgware Way
Edgware
Middlesex
HA8 8DJ

020 8958 2222
property@taylorhawkins.co.uk
<https://taylorhawkins.co.uk/>



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Estate Agents
0208 958 2222 / [Taylorhawkins.co.uk](https://taylorhawkins.co.uk)