



EDGWAREBURY GARDENS

EDGWARE, HA8 8LL

£800,000
FREEHOLD

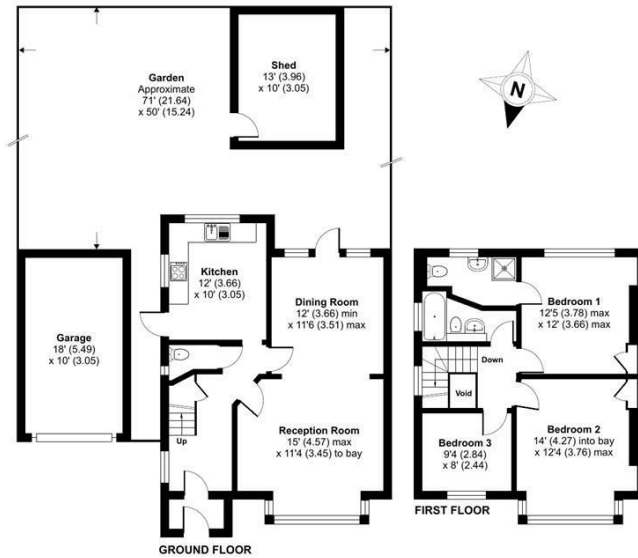
Taylor Hawkins are delighted to offer this superbly located larger than average 3 bedroom, 2 bathroom house in a quiet road within 0.3 miles of Edgware Underground Station. Featuring 2 bathrooms, one of them en-suite to the main bedroom, a large living area, well proportioned kitchen, and a 71 foot garden. On the doorstep of Edgware's excellent restaurants, shops and amenities as well as all local transport links, and in the Eruv.



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

Edwarebury Gardens, Edware, HA8

Approximate Area = 1158 sq ft / 107.5 sq m (excludes void)
 Garage = 180 sq ft / 16.7 sq m
 Outbuilding = 130 sq ft / 12 sq m
 Total = 1468 sq ft / 136.2 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: 1082987



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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

Edware Sales
 58 Edware Way
 Edware
 Middlesex
 HA8 8DJ

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



TAYLOR HAWKINS
 Estate Agents
 0208 958 2222 / Taylorhawkins.co.uk