

## CURTON CLOSE

EDGWARE, HA8 8GR

£630,000  
FREEHOLD

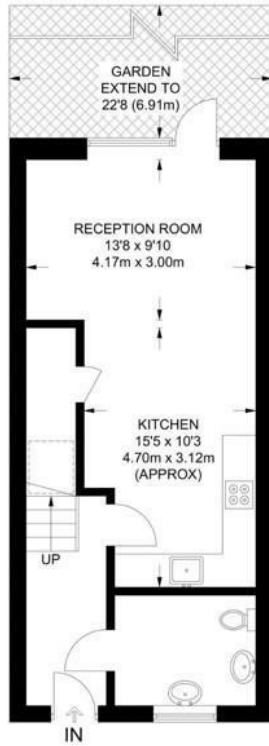
Located in a highly sought-after exclusive gated community, this two-bedroom recently-built semi-detached house is in immaculate condition throughout. Enter through the front door and walk into a highly specified open-plan kitchen diner and reception room. Upstairs in each of the double bedrooms, the current owners have had wardrobes fitted to a high standard. One of the bedrooms has an en suite bathroom. The other has the use of a family bathroom. The property features built-in electric car charging ports.

Curton Close is ideally located for Broadfields School and Rosh Pinar School, the Glengal Road shops, and local places of worship. Also in easy reach of the local transport network. Within the Edgware Eruv.



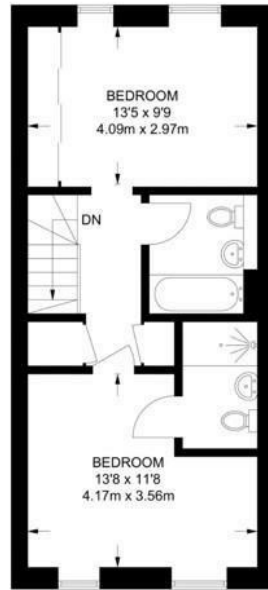
TAYLOR HAWKINS  
Estate Agents  
0208 958 2222 / Taylor-hawkins.co.uk

APPROXIMATE FLOOR AREA = 897 SQ FT / 83.3 SQ M  
INCLUDING LIMITED USE AREA (9 SQ FT / 0.8 SQ M)



**GROUND FLOOR**  
450 SQ FT / 41.8 SQ M  
INCLUDING LIMITED USE AREA  
(9 SQ FT / 0.8 SQ M)

□ = REDUCED HEAD HEIGHT BELOW 1.5M



**FIRST FLOOR**  
447 SQ FT / 41.5 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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/>



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