



## WARWICK AVENUE EDGWARE, HA8 8UQ

**£775,000**  
**FREEHOLD**

Taylor Hawkins proudly presents for sale this extended and meticulously maintained four-bedroom, two-bathroom semi-detached house, ideally situated on a sought-after residential road.

Offered chain-free, this property boasts an abundance of living space, meticulously designed for modern living. The ground floor features solid wood flooring throughout, encompassing a separate front lounge/TV room, leading to a bright and spacious family/dining room seamlessly connected to a high-spec fitted kitchen. Full-width bi-fold doors open to the rear garden, enhancing the indoor-outdoor flow. Additional ground floor amenities include a guest cloakroom and utility room.

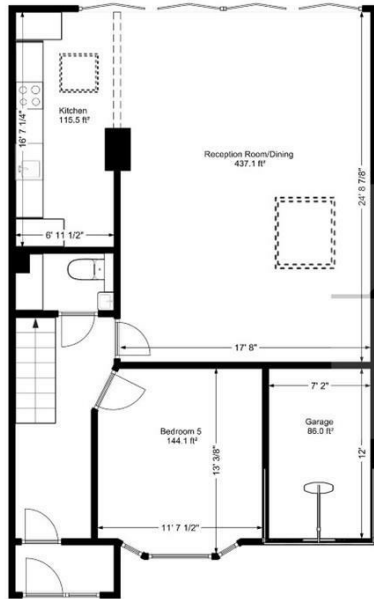
The first floor offers plush carpeting and comprises two double bedrooms with fitted wardrobes, a single bedroom, and a contemporary family bathroom. Ascend to the second floor to discover the master bedroom with modern en-suite facilities and built-in wardrobes throughout the eaves.



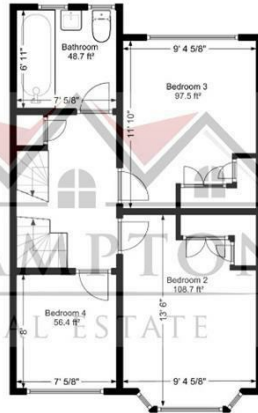
**TAYLOR HAWKINS**  
Estate Agents  
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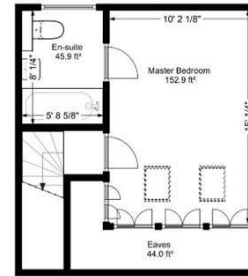
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 149.8 sq. metres (1611.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>74</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

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