



ASHCOMBE GARDENS

EDGWARE, HA8 8HR

£710,000
FREEHOLD

A four bedroom semi detached family home in a terrific location close to Edgware's shops, restaurants and transport facilities. The accommodation consists of 4 bedrooms, 2 bathrooms, a separate living room and dining room, large kitchen and a garden, featuring a lawn and a patio that is great for entertaining, as well as a shed. To the side an entrance gate to the garden. To the front a driveway with room for two cars. Close to Edgware places of worship and excellent local schools. Within the Eruv.

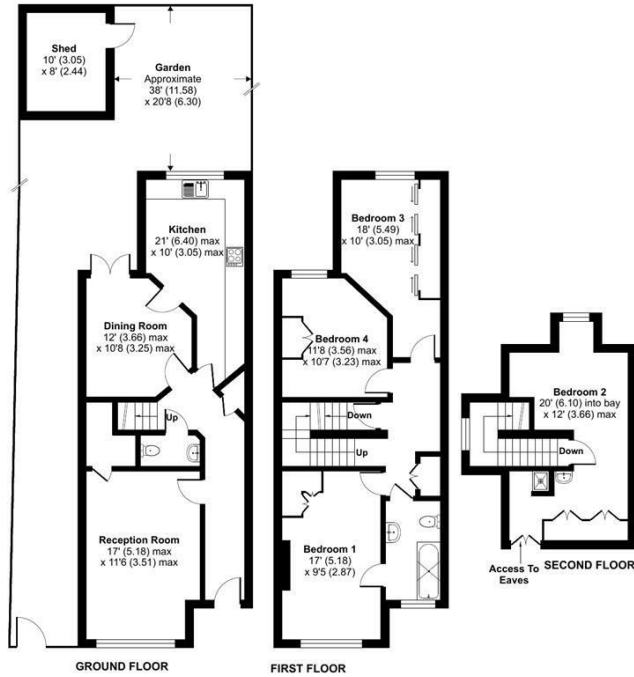


TAYLOR HAWKINS
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Ashcombe Gardens, Edgware, HA8

Approximate Area = 1585 sq ft / 147.2 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 1665 sq ft / 154.6 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: 1090576



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(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

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