



# WHITCHURCH GARDENS

## EDGWARE, HA8 6PG

**£800,000**  
**FREEHOLD**

Welcome to this delightful detached house in the sought-after Whitchurch Gardens, Edgware. This spacious family home offers great potential to modernise to your taste.

#### Key Features:

**Spacious Living Areas:** A large kitchen, dining room, and cosy living room, which can be converted into an extra bedroom if needed.

**Three Upstairs Bedrooms:** Ample space for a growing family with three well-proportioned bedrooms.

**Two Bathrooms:** No morning queues with two convenient bathrooms.

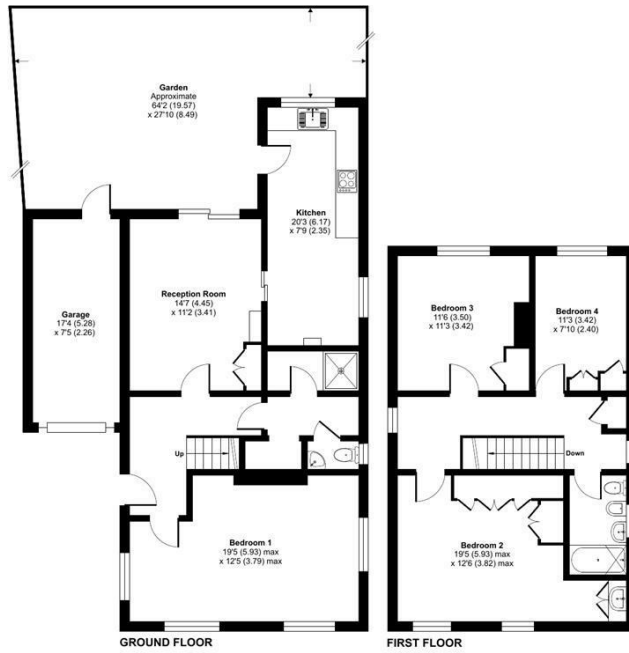


**TAYLOR HAWKINS**  
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## Whitchurch Gardens, Edgware, HA8

Approximate Area = 1344 sq ft / 124.8 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 1472 sq ft / 136.6 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: 1148465



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>		
(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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