



## HARROWES MEADE

EDGWARE, HA8 8RS

£850,000  
FREEHOLD

Taylor Hawkins is pleased to present this three-bedroom semi-detached house on Harrowes Meade, Edgware. Conveniently located near schools, shops, and public transport, this property features a garage, a driveway, and a spacious interior with plenty of natural sunlight.

The home includes a downstairs toilet and utility room. The garden is generously sized and wide, providing ample outdoor space. Upstairs, the bedrooms are spacious with built-in wardrobes and ample storage. The property offers potential for extension at the rear, as well as the possibility of garage and loft conversions, subject to planning permission (STPP). The property is situated within the Eruv.

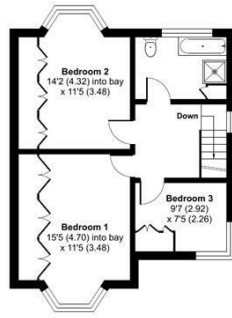
For viewings, please contact Taylor Hawkins at 020 8958 2222.



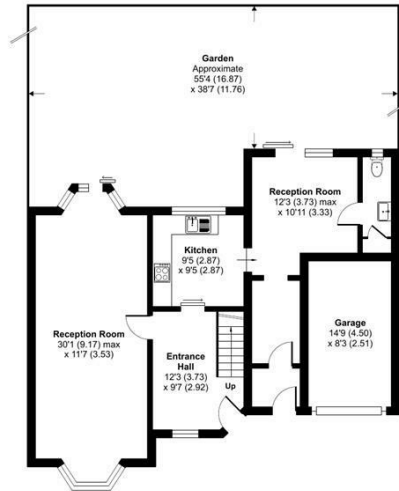
TAYLOR HAWKINS  
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## Harroves Meade, Edgware, HA8

Approximate Area = 1322 sq ft / 122.8 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1453 sq ft / 134.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plans produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Taylor Hawkins. REF: 1161903



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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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