



## EDGWAREBURY GARDENS

EDGWARE, HA8 8LL

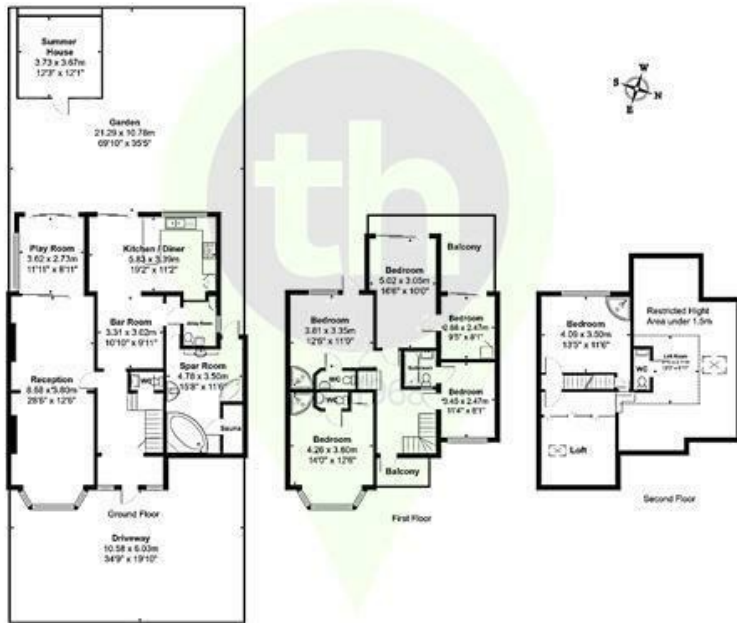
£950,000  
FREEHOLD

Taylor Hawkins are proud to bring to the market this Family home situation in a picturesque suburban, quiet location, in the heart of Edgware. This family home is only a moments' walk from the local shops and all main transport links . This spacious family home has unlimited potential, you can reconfigure the layouts and build an outhouse in the garden, it has its own independent road access, . Organically expanded over many years this 6/7 bedroom house has most bedrooms en-suite or partially plumbed in, with a rear garden, large entertaining space, home spa room. Off Street Parking. Please call us now to book your viewing 020 8958 2222



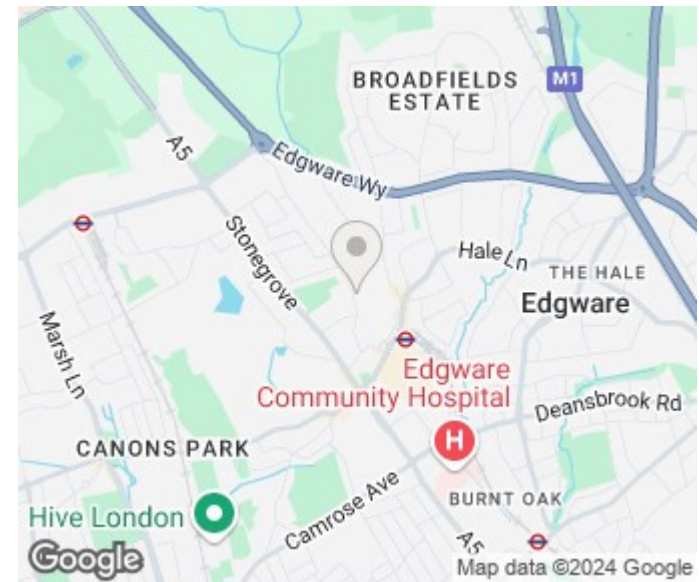
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Edgwarebury Gardens, EDGWARE, HA8 8LL



Total Area: 233.9 m<sup>2</sup> ... 2518 ft<sup>2</sup> (excluding balcony, loft, restricted height area, driveway, garden, summer house)

This floor plan is for illustrative purposes only and should not be relied on for any other purpose. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximation only. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. All parties must rely upon its own inspectors(s). This plan has been produced for the use by Taylor Hawkins only.



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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