



CRANMER ROAD

EDGWARE, HA8 8UB

£535,000
FREEHOLD

Taylor Hawkins presents this charming semi-detached family home located on the highly sought-after Broadfields estate, just minutes from Glengall Road and its array of amenities. It's conveniently close to public transport and situated within the eruv, making it ideal for those seeking community and accessibility.

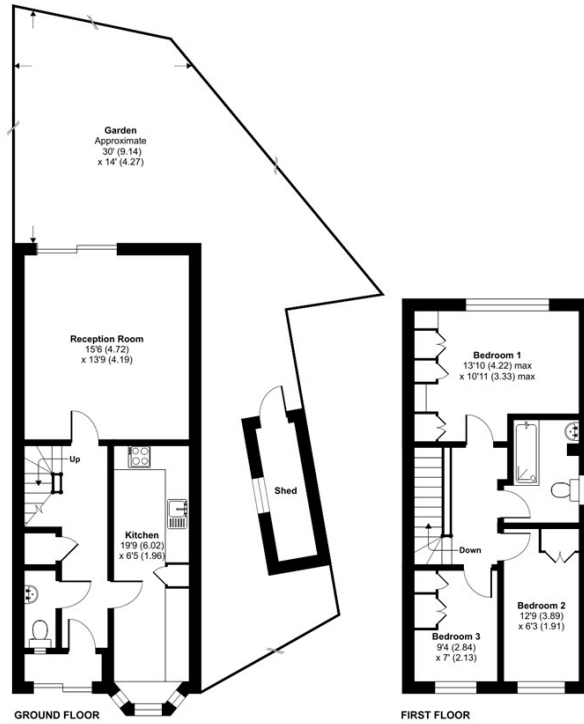
The property features three bedrooms, a family bathroom, a reception room, and a kitchen. The house receives good natural sunlight creating a cosy and welcoming atmosphere. Additionally, it includes a small rear garden and off-street parking for one car, making it an excellent choice for a starter home.



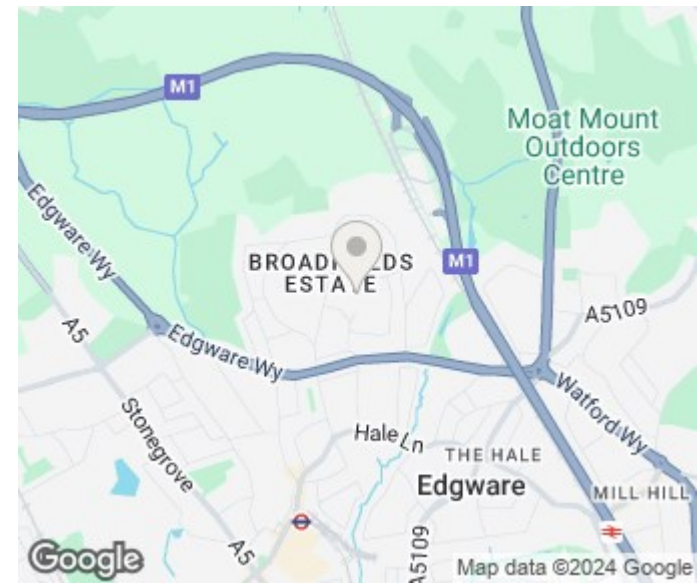
TAYLOR HAWKINS
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Cranmer Road, Edgware, HA8

Approximate Area = 934 sq ft / 86.7 sq m
 Shed = 37 sq ft / 3.4 sq m
 Total = 971 sq ft / 90.2 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Taylor Hawkins. REF: 938578



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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