



## KENMORE GARDENS

EDGWARE, HA8 5HE

£800,000  
FREEHOLD

Taylor Hawkins is pleased to present this surprisingly spacious and modern five-bedroom bungalow for sale in the sought-after area of Burnt Oak, Edgware.

This property features five generously sized bedrooms and four bathrooms, including a separate outhouse with its own shower room, ideal for guests or as a private workspace. The bungalow boasts a large, well-maintained garden and a private driveway, providing ample outdoor space and convenient parking. Inside, the home is bright and airy with modern finishes throughout, featuring a contemporary kitchen and a separate utility room. This exceptional property combines style, space, and functionality, offering a unique opportunity to own a remarkable bungalow in Burnt Oak, Edgware.

Situated close to shops and local Amenities.



TAYLOR HAWKINS  
Estate Agents  
0208 958 2222 / Taylor-hawkins.co.uk



Main area: Approx. 190.2 sq. metres (2047.6 sq. feet)  
 Plot area: Approx. 221.1 sq. metres (2373.3 sq. feet)  
 Floor Plan measurements are approximate and are for guidance purposes only.  
 Not intended for building purposes.



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

Edgware Sales  
 58 Edgware Way  
 Edgware  
 Middlesex  
 HA8 8DJ

020 8958 2222  
 property@taylorhawkins.co.uk  
 https://taylorhawkins.co.uk/



**TAYLOR HAWKINS**  
 Estate Agents  
 0208 958 2222 / Taylorhawkins.co.uk