



## HILLSIDE GARDENS

EDGWARE, HA8 8HA

£825,000  
FREEHOLD

Taylor Hawkins proudly presents this 4 bedroom semi detached house with a garage, located in the highly sought after Hillside Gardens. The property offers generous living space, including a convenient downstairs toilet. The large garden provides ample outdoor space, with further potential for extension and a loft conversion (subject to planning permission).

Upstairs, the bedrooms are spacious, complemented by two bathrooms and a well sized landing area. Situated on a quiet and charming road, the property is within easy reach of local shops, amenities, and excellent transport links.

Don't miss out—call today to arrange a viewing!



Est. 1968  
TAYLOR HAWKINS  
Estate Agents  
0208 958 2222 / Taylor-hawkins.co.uk

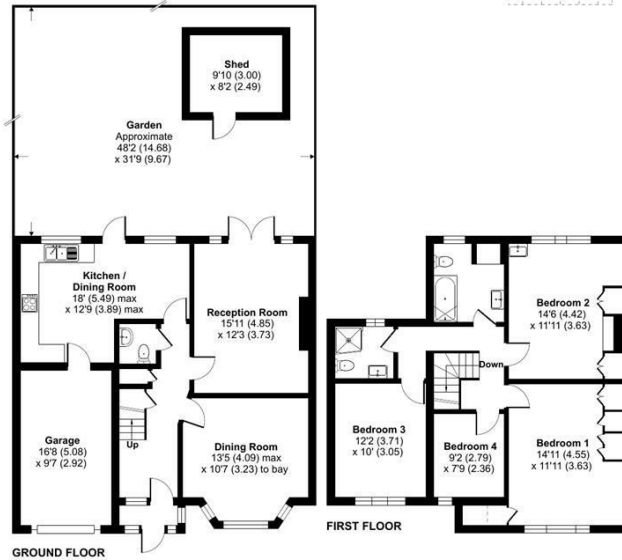
## Hillside Gardens, Edgware, HA8

Approximate Area = 1488 sq ft / 138.2 sq m  
 Limited Use Area(s) = 8 sq ft / 0.7 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Shed = 81 sq ft / 7.5 sq m  
 Total = 1737 sq ft / 161.3 sq m

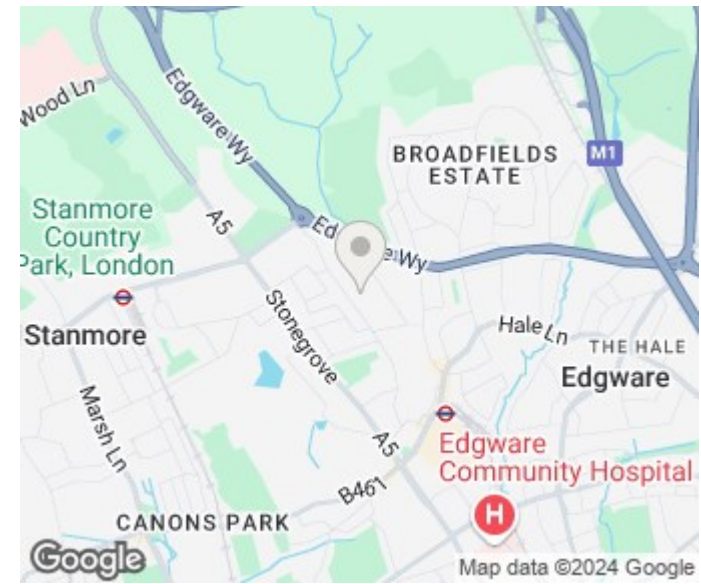
For identification only - Not to scale



Denotes restricted head height



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © brdnocom 2024. Produced for Taylor Hawkins. REF: 1219534



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
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