



## DEANS WAY

EDGWARE, HA8 9NH

**£665,000**  
**FREEHOLD**

Taylor Hawkins presents this impressive 5-bedroom semi-detached home featuring a loft conversion. The property offers off-street parking, generous living spaces, and a convenient downstairs guest toilet. With two bathrooms and ample storage throughout, it's designed for comfortable family living. There is also excellent potential for a rear extension, subject to planning permission (STPP). Situated within the Eruv, the home is ideally located near local primary schools, shops, and public transport links. Call us today to book a viewing!



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

Total Floor Area  
45.55m<sup>2</sup>

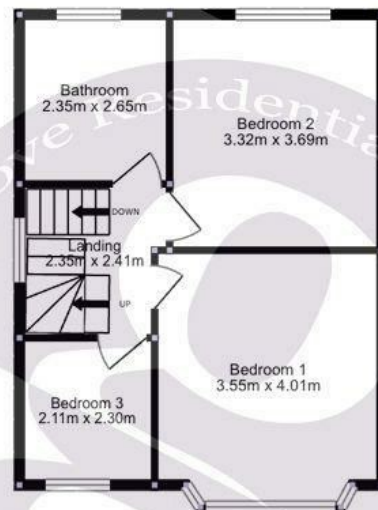
Total Floor Area  
42.50m<sup>2</sup>

Total Floor Area  
25.25m<sup>2</sup>

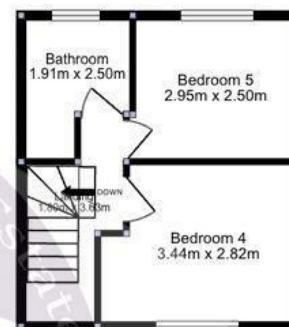
### Ground Floor



### 1st Floor



### 2nd Floor



This floorplan has been prepared with all due care and attention, by Grove Residential for the convenience of intending buyers/tenants. Its accuracy is not guaranteed and it does not form any part of a contract. Purchasers/tenants should check by inspection its accuracy prior to signing a contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(55-68) D		
(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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