



GLENDALE AVENUE

EDGWARE, HA8 8HF

£830,000
FREEHOLD

Taylor Hawkins is pleased to bring to market this four-bedroom, extended semi-detached family home.

The property features a large driveway, offering plenty of parking space. Inside, the layout is bright, open, and spacious. The extended kitchen provides ample room for cooking and dining, with potential for further expansion. A handy utility room adds to the home's practicality, along with plenty of storage throughout. There is also a convenient downstairs guest WC.

Upstairs, the master bedroom benefits from its own en-suite bathroom. The property also features a double-storey extension, adding extra living space, including a spacious loft conversion with its own en-suite.

The garden is a good size, ideal for families or outdoor entertaining. Conveniently located within the eruv, the property is close to schools, shops, and local amenities, making it a practical and desirable family home.



TAYLOR HAWKINS
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Approximate Area = 1736 sq ft / 161.2 sq m
 Limited Use Area(s) = 164 sq ft / 15.2 sq m
 Total = 1900 sq ft / 176.4 sq m

GROUND FLOOR

Garden
Approximate
51'3 (15.62)
x 30'11 (9.43)

Kitchen
14' (4.27) max
x 10'6 (3.21)

Dining Room
11' (3.36)
x 11' (3.35)

Reception Room
16'1 (4.89)
x 11'11 (3.63)

Dining Room
15'4 (4.67) into bay
x 11'11 (3.64) max

Entrance Hall

Up

Down

Bedroom 2
14'11 (4.55) max
x 13'6 (4.12) max

Down

Eaves

Eaves

SECOND FLOOR

Bedroom 3
13'10 (4.21)
x 10'4 (3.16)

Up

Down

Bedroom 4
11'11 (3.62) max
x 11'1 (3.39)

Up

Down

Bedroom 1
19'2 (5.85) into bay
x 11'10 (3.60) max

FIRST FLOOR

A map of the Broadfields Estate in Edgware, London. A yellow pin marks the location of the property on Edgware Way. The map shows surrounding roads including Edgware Wy, Stonegrove, Hale Ln, and Deansbrook Rd. Nearby areas like Canons Park and The Hale are also labeled. The map includes a Google logo and a copyright notice for 2025.

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	79 61	

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