



PRIORY FIELD DRIVE

EDGWARE, HA8 9QU

£395,000
SHARE OF FREEHOLD

Taylor Hawkins is delighted to present this chain-free, charming, and spacious 2-bedroom first-floor flat, located close to schools, shops, and public transport links.

The property features two bedrooms, with the master bedroom benefiting from its own ensuite. The reception area is open, bright and spacious, adding to the overall comfort of the home. The flat has been very well-maintained and is spotless throughout. It also benefits from a new boiler.

Additionally, there is an allocated parking space.

Long lease of 965 years

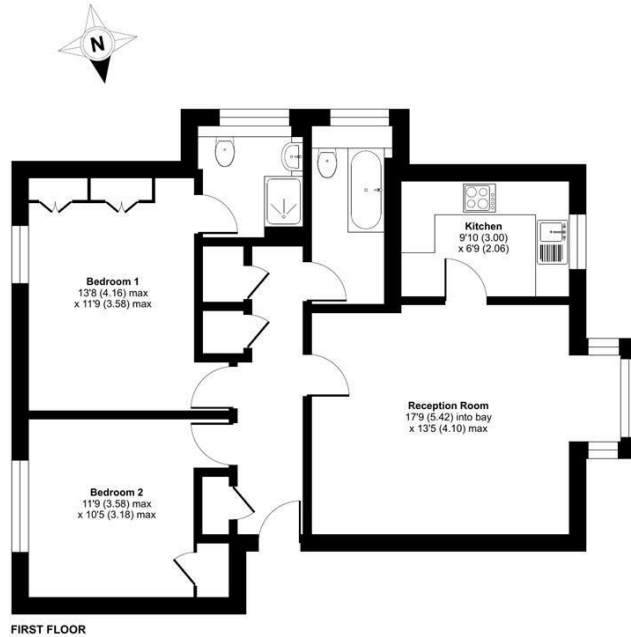


TAYLOR HAWKINS
Estate Agents
0208 958 2222 / TaylorHawkins.co.uk

Sandringham Court, Priory Field Drive, Edware, HA8

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Taylor Hawkins. REF: 1374520



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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

Edware Sales
58 Edware Way
Edware
Middlesex
HA8 8DJ

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



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