



## BROOK AVENUE

EDGWARE, HA8 9XF

**£665,000**  
**FREEHOLD**

Taylor Hawkins presents this beautifully presented three-bedroom semi-detached house in the heart of Edgware. The property offers modern interiors throughout, including a bright and spacious reception room, a contemporary kitchen, and fitted wardrobes in the bedrooms. Outside, there is a good-size south-facing garden, ideal for relaxing or entertaining, along with a driveway providing off-street parking.

The house also offers excellent potential for extension to the rear and a loft conversion (STPP), giving buyers the opportunity to create additional living space. Ideally situated on a quiet residential road, it is just a five-minute walk from Edgware Station and within easy reach of highly regarded schools, local shops, and all amenities.

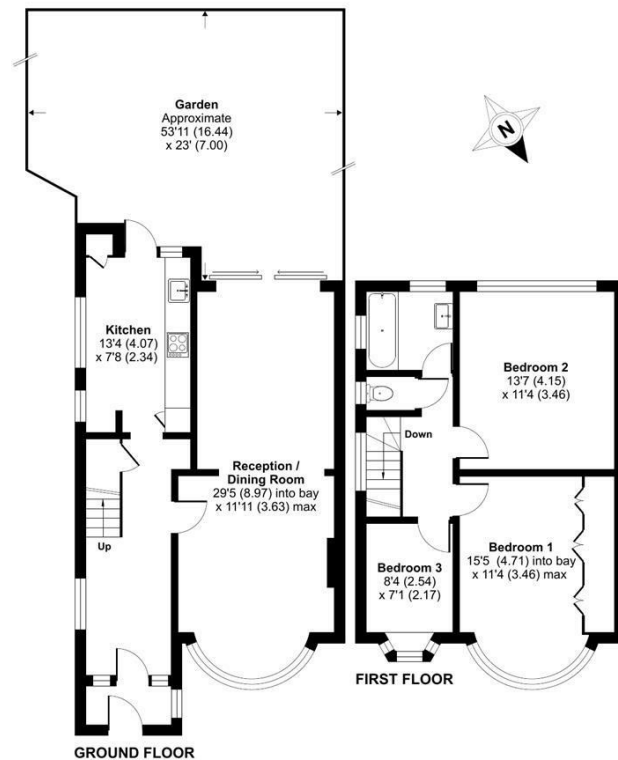


**TAYLOR HAWKINS**  
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## Brook Avenue, Edgware, HA8

Approximate Area = 1110 sq ft / 103.1 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). © nrdhcom 2025. Produced for Taylor Hawkins. REF: 1320120



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

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