



## KINGS DRIVE EDGWARE, HA8 8EE

**£895,000**  
**FREEHOLD**

Introducing a well-proportioned four-bedroom family residence situated on one of Edgware's sought-after roads.

The ground floor features a bright and spacious layout, including a sizeable kitchen with dining area, an impressive double reception, an additional family room/study, a utility space and a guest WC.

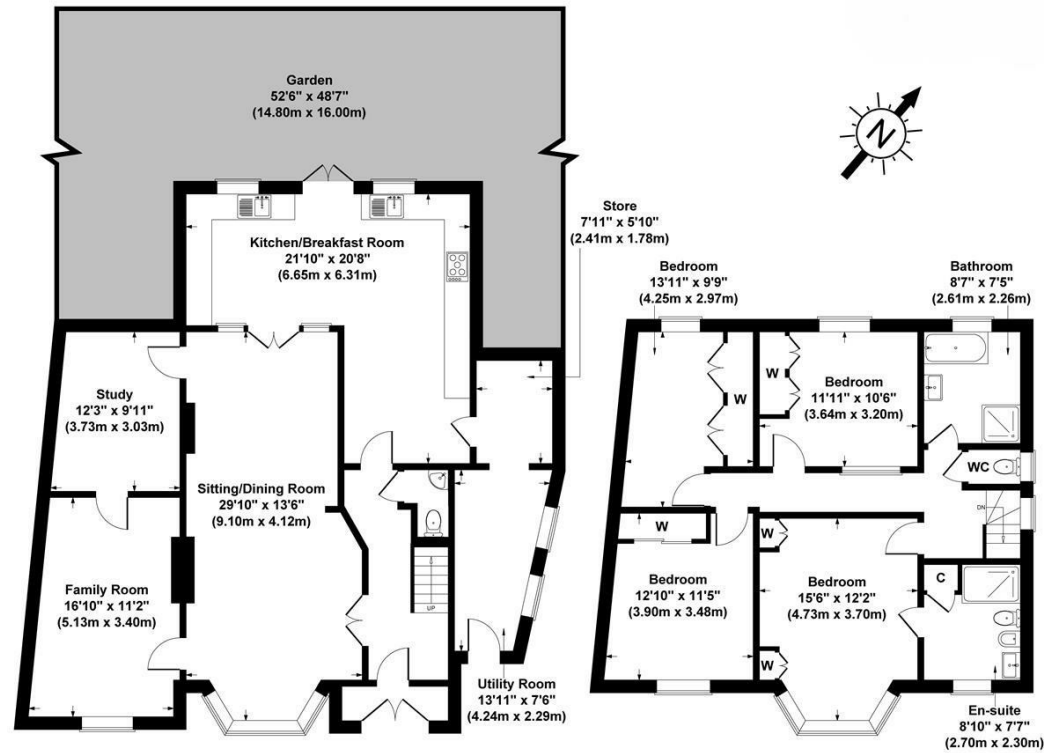
Upstairs, the property provides four comfortable bedrooms and two bathrooms. The principal bedroom includes its own en-suite and excellent storage.

Further advantages include off-street parking and scope for future enlargement (STPP).



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

44 Kings Drive Edgware HA8 8EE  
Gross Internal Area 2131 sq ft /198 sq metres



Ground Floor

First Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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