



## MAYTREE CLOSE

EDGWARE, HA8 8XX

£450,000  
FREEHOLD

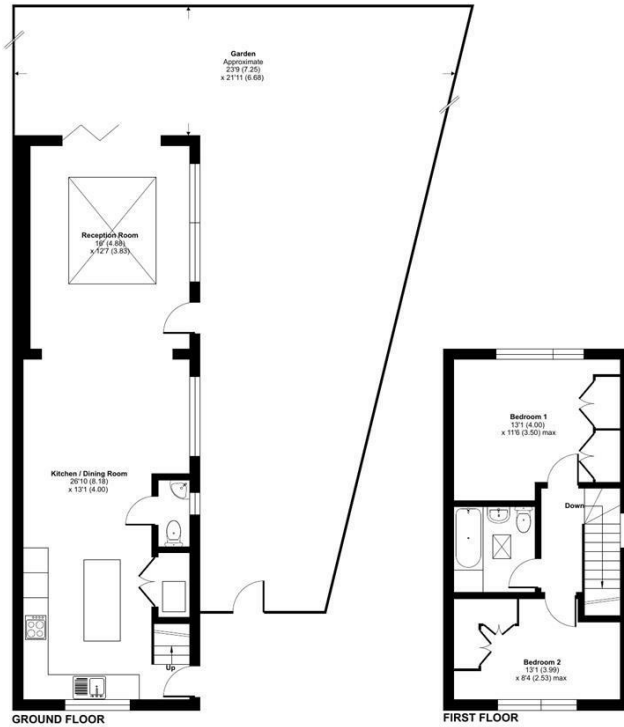
An impressively extended two-bedroom end-terraced house, tucked away on a peaceful cul-de-sac right next to Glengall Road. The property features a modern kitchen and a bright, spacious open-plan extension, flooded with natural light and ideal for family living or entertaining. It also benefits from a convenient downstairs guest toilet. Outside, there is a generous rear garden with ample side space, as well as parking outside the home. The property is also situated within the Edgware Eruv.



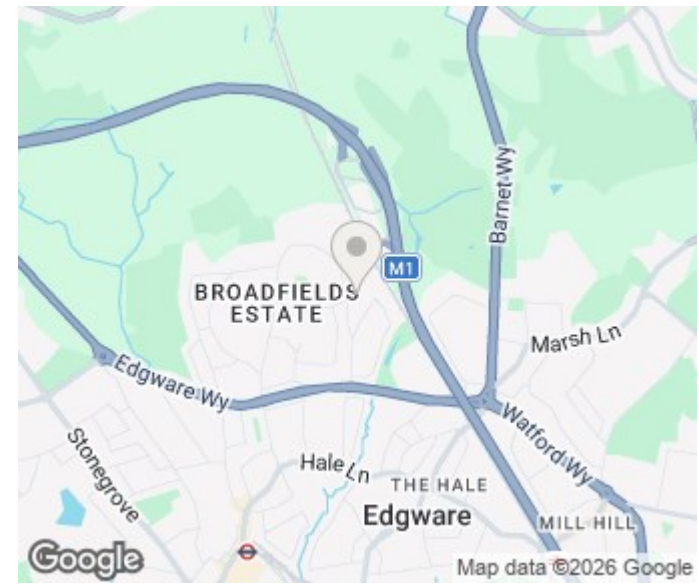
TAYLOR HAWKINS  
Estate Agents  
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# Maytree Close, Edgware, HA8

Approximate Area = 915 sq ft / 85 sq m  
For identification only - Not to scale



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © brdnecom 2025. Produced for Taylor Hawkins. REF: 1347809



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>	70	75
(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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