

WARRENS SHAWE LANE

EDGWARE, HA8 8FX

£450,000
FREEHOLD

CHAIN FREE – Quiet Residential Location

Taylor Hawkins Estates are pleased to present this three-bedroom terraced home on Warrens Shawe Lane, HA8.

The property offers well-proportioned accommodation and excellent potential to extend (STPP), making it ideal for first-time buyers, families or investors.

Situated within a short walk to the shops on Glengall Road, very close to bus stops and near well-regarded schools.

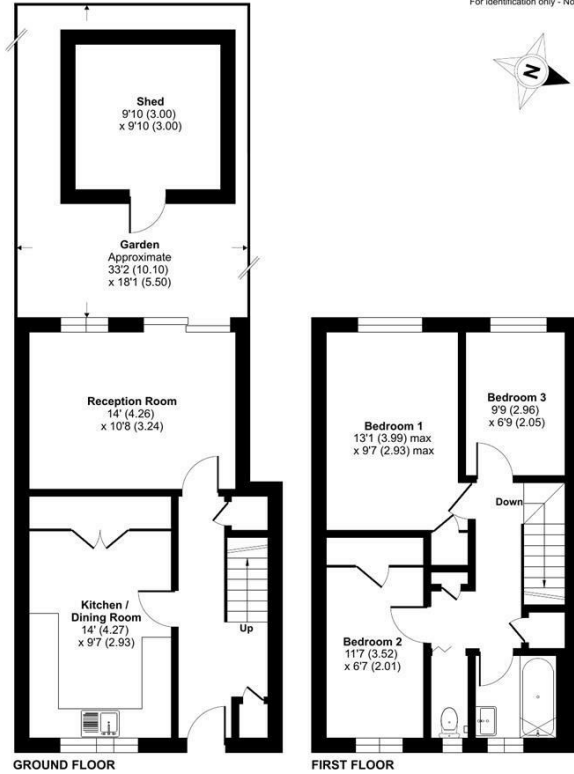


TAYLOR HAWKINS
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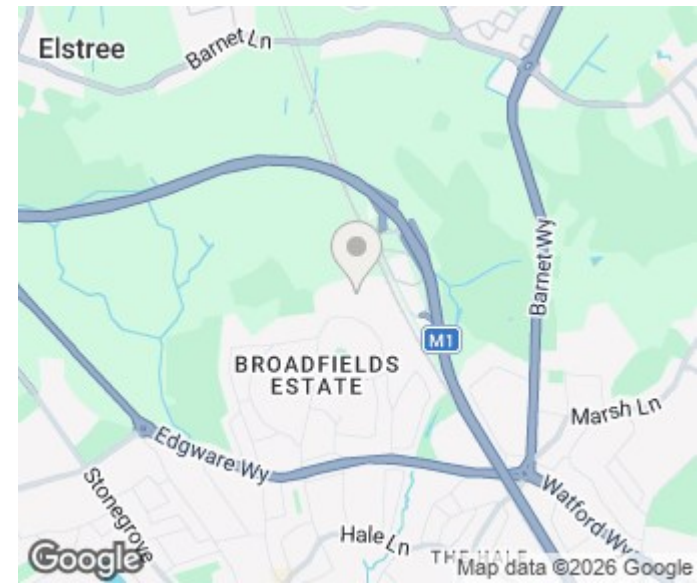
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Warrens Shawe Lane, Edgware, HA8

Approximate Area = 865 sq ft / 80.3 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 962 sq ft / 89.3 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). © nrdrecom 2026. Produced for Taylor Hawkins. REF: 1415331



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	80
(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

Edgware Sales
 58 Edgware Way
 Edgware
 Middlesex
 HA8 8DJ

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



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