

## 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.

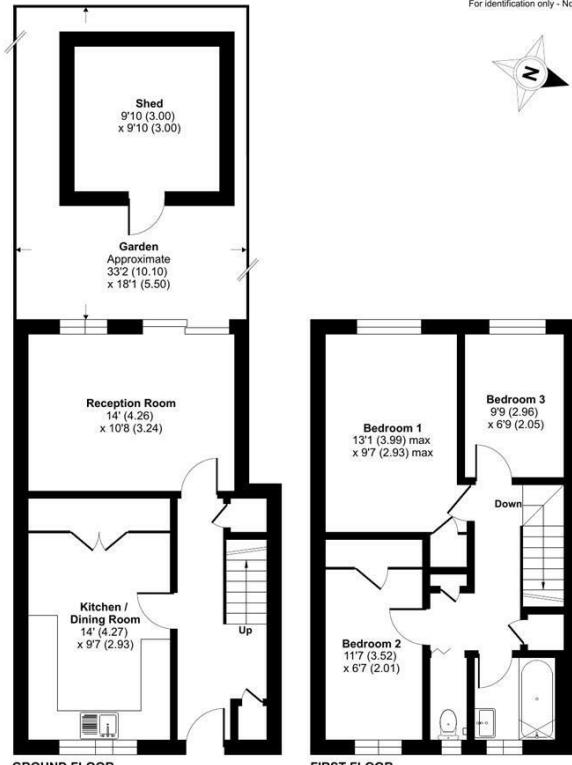


**TAYLOR HAWKINS**  
Estate Agents  
0208 958 2222 / TaylorHawkins.co.uk

## 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 plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritche.com 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		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	
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](mailto:property@taylorhawkins.co.uk)  
<https://taylorhawkins.co.uk/>

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