



EDGWAREBURY GARDENS

Edgware
London HA8



Luxury double fronted family home
EPC B

Price £1,300,000

Set on the highly sought-after Edgwarebury Gardens, this impressive family home offers exceptional space and quality throughout. Arranged over three floors this four bedroom, four bathroom semi-detached property has been thoughtfully extended and comprehensively renovated, including full rewiring and replumbing, and is finished with high specification fixtures and fittings. Air conditioning, CCTV, solar panels and lift access between the ground and first floor.



The ground floor provides generous and versatile living space, featuring a substantial triple reception room, alongside a beautifully appointed kosher kitchen complete with stone worktops, integrated appliances and a central breakfast bar. As well as, a separate study, TV/playroom and a stylish shower room. A striking frameless structural glass rooflight seamlessly connects to the rear glazing, while herringbone parquet flooring & tiles runs throughout the ground floor.

Upstairs, the first floor comprises three well proportioned double bedrooms and two bathrooms, with a window-side reading nook set on the landing. The principal bedroom benefits from extensive fitted wardrobes, a dressing area, and a luxurious four-piece ensuite bathroom with double sink.

The top floor provides a substantial double bedroom with ensuite, along with additional storage and eaves space. Plumbing is already in place for the installation of a kitchenette, offering flexibility for use as independent accommodation, such as for a live-in nanny or carer.

Offered chain free. Viewing is highly recommended through sole agents Roundtree Real Estate.



- Luxury double fronted family home
- Triple reception room
- Fully fitted high end kosher kitchen
- Office & TV room / playroom
- Air conditioning throughout
- Four double bedrooms
- Four bathrooms (two ensuite)
- Lift (Stiltz)
- Landscaped rear garden with outbuilding
- Side access
- Sole agent
- Chain free









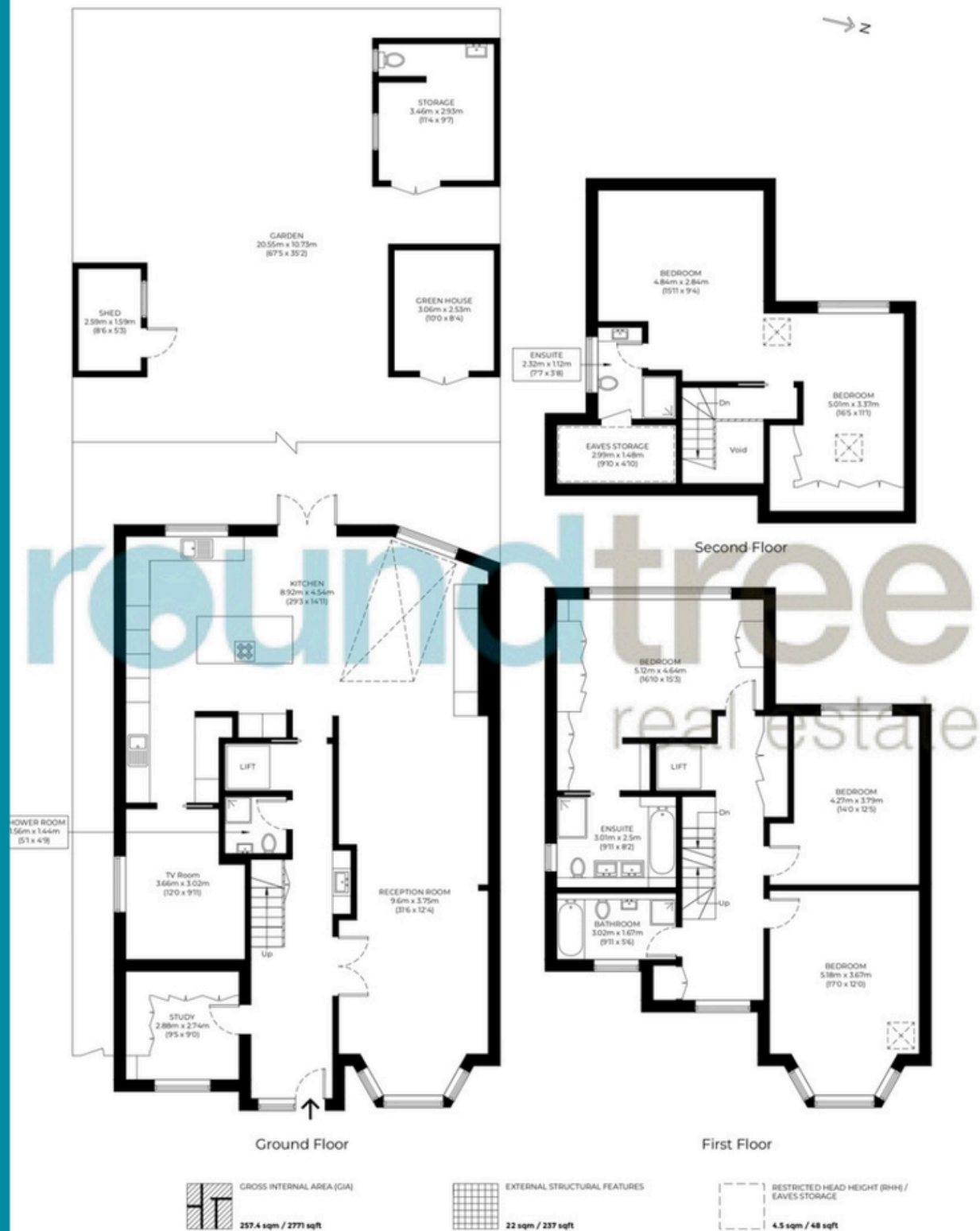


Floorplan

Approximate gross internal area

257.4 sqm / 2771 sqft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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