

Checkmate.

FOR SALE

£2,500,000

The Pipers, Pipers Green Lane, Edgware , London , HA8 8DG

On arrival, you are welcomed by an elegant entrance hall with a bespoke wood-finish staircase, glass balustrades, and feature lighting.

At the heart of the home is a stunning open-plan kitchen, dining, and living area. Complete with a state-of-the-art Italian kitchen, Quartz worktops, Miele appliances, and a central island, this space is ideal for both family living and entertaining. Bi-fold doors seamlessly connect the interior to the beautifully landscaped garden.

The ground floor also features:

- ✓ A cinema room – perfect for family gatherings
- ✓ A study/home office
- ✓ A guest WC
- ✓ Separate utility/working kitchen

Upstairs, five spacious bedrooms await, each with bespoke fitted wardrobes, luxury carpets, Bosch ceiling speakers, and elegant feature mirrors. The principal suite offers a walk-in wardrobe and a designer ensuite bathroom. In total, five bathrooms – three ensuite – are finished with contemporary fixtures, bespoke marble sinks, freestanding baths, and LED mood lighting.

The landscaped rear garden is a private retreat with paved patio, lawned areas, and a central walkway. A bespoke outbuilding adds flexibility for use as a gym, office, or studio.

The driveway provides secure parking for up to five vehicles.

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Specifications

- ✓ Bespoke Italian kitchen with Quartz worktops, Miele appliances & Quooker tap
- ✓ Herringbone wood flooring throughout living areas
- ✓ Designer chandeliers & bespoke lighting
- ✓ Bosch wireless ceiling speakers
- ✓ Contemporary bathrooms with Grohe fixtures & marble sinks
- ✓ Underfloor heating throughout
- ✓ Aluminium bi-fold doors & CCTV security system
- ✓ Cat 6 data points, satellite & telephone connections
- ✓ 10-year Buildzone warranty

Location

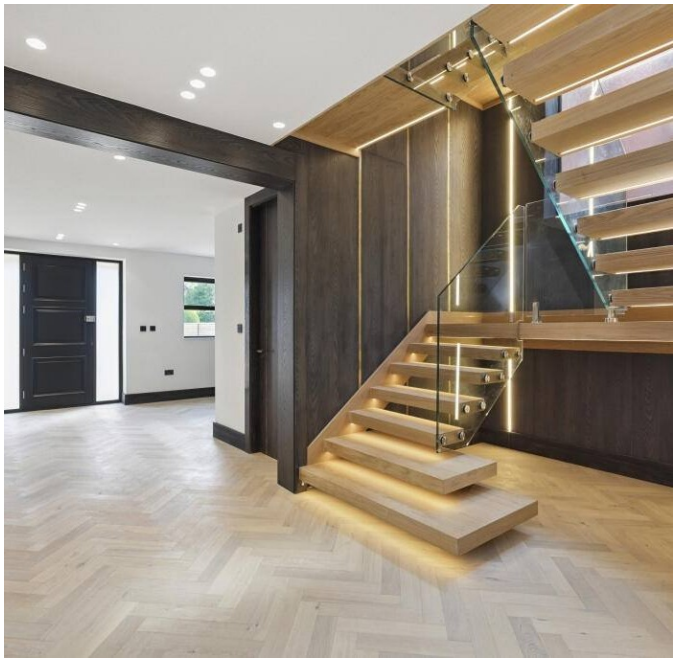
Situated on a private estate in Edgware, this home enjoys excellent transport links:

- ✓ **Edgware Underground (Northern Line):** 15-minute walk
- ✓ **Stanmore Underground (Jubilee Line):** short drive
- ✓ **Mill Hill Broadway (Thameslink):** under 10 minutes by car
- ✓ **M1, A1, A41 & A406:** easy road access
- ✓ **Airports:** Luton (30 mins), Heathrow (50 mins)

The area offers a wide choice of amenities:

- ✓ **Shopping:** Brent Cross, The Broadwalk Edgware, Atria Watford & Borehamwood
- ✓ **Leisure:** Golf courses, cricket & football pitches, tennis courts, parks & family recreation facilities
- ✓ **Education:** Excellent range of outstanding state & private schools nearby

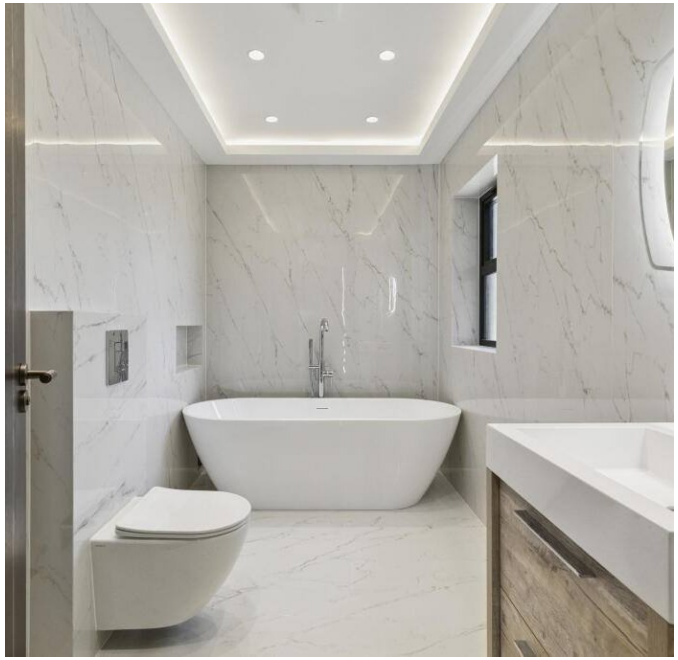
Gallery





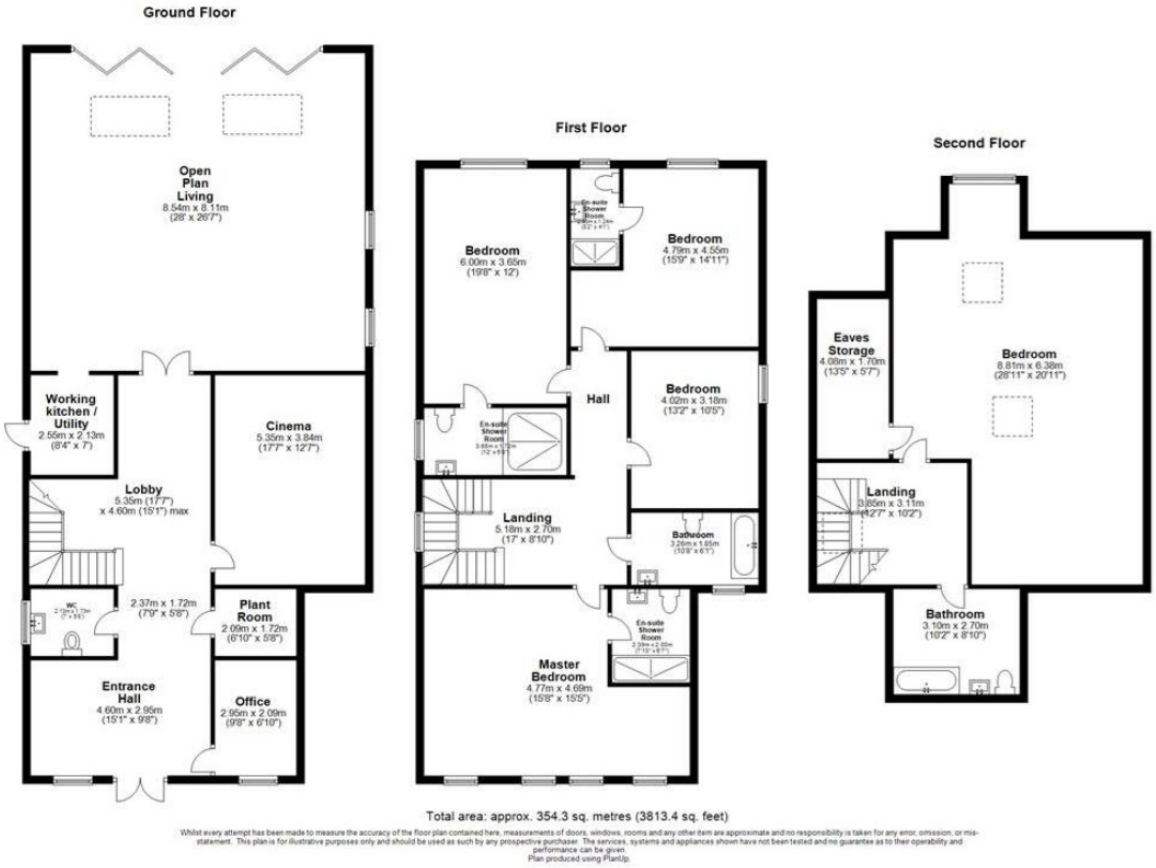








Floorplan



Total area: approx. 354.3 sq. metres (3813.4 sq. feet)

Whilst every attempt has been made to measure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability and performance can be given.
Plan produced using PlanUp.

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Branch opening times:

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