

Hartland Drive, Edgware
£975,000



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A beautifully maintained five-bedroom detached family home offering spacious and versatile accommodation, a stunning mature rear garden and excellent potential for future extension, ideally situated in a sought-after Edgware location.

Situated on a generous plot along one of Edgware's most established and sought-after residential roads, this attractive five-bedroom detached family home offers approximately 1,697 sq ft of beautifully balanced family accommodation, a wonderful south-facing rear garden and outstanding potential to further extend to the side and into the loft, subject to the necessary planning permissions.

Designed with modern family living in mind, the heart of the home is the impressive 27ft through reception and dining room, providing an exceptional space for both everyday living and entertaining. Large windows flood the room with natural light, while the adjoining conservatory creates a seamless connection to the sunny south-facing garden, making it the perfect place to relax throughout the day.

The modern fitted kitchen offers an excellent range of cabinetry, integrated appliances and generous worktop space, complemented by a practical utility area and guest cloakroom. A versatile fifth bedroom on the

ground floor provides flexibility for a guest suite, home office, playroom or multi-generational living.

The first floor comprises four generously sized bedrooms and a family bathroom. Four of the five bedrooms benefit from fitted wardrobes, providing excellent built-in storage and enhancing the practicality of the home.

Outside, the mature south-facing rear garden extends to approximately 50ft, enjoying a high degree of privacy with established trees, planting and lawn, creating an ideal setting for children, outdoor entertaining and family enjoyment. A detached timber outbuilding provides additional storage, while the generous frontage offers ample off-street parking.

One of the property's most compelling features is its excellent future potential. The generous plot offers scope for a substantial side extension together with the opportunity to create additional accommodation within the loft (subject to the necessary planning

permissions), allowing purchasers to adapt and expand the home as their family's needs evolve.

Ideally located within easy reach of highly regarded schools, shopping facilities, places of worship and excellent transport connections, this is a superb opportunity to acquire a spacious detached family home in a prime Edgware location. Combining generous living space, a desirable south-facing garden and exceptional extension potential, it is a home that offers both immediate enjoyment and exciting possibilities for the future.



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Hartland Drive, Edgware, HA8

Approximate Area = 1697 sq ft / 157.6 sq m (exclude lean to)

Outbuilding = 67 sq ft / 6.2 sq m

Total = 1764 sq ft / 163.8 sq m

For identification only - Not to scale

