



Edgwarebury Lane, Edgware Offers In Region Of £1,600,000

A Unique opportunity to acquire this large double plot with a 5 bedroom detached family home and a further detached 4 bedroom annex currently being used as a licenced 4 person HMO.

This property benefits spacious living accommodation throughout with luxury appointed bathrooms and kitchen / breakfast room, there are 4 bathrooms in the main house with a further 3 in the annex.

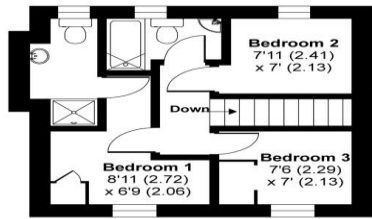
The beautiful garden is mainly laid to lawn with mature borders and patio area. To the front there is off street parking for 5/6 cars.



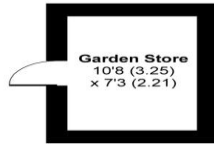
 020 8958 2222

Edgwarebury Lane, Edgware, HA8

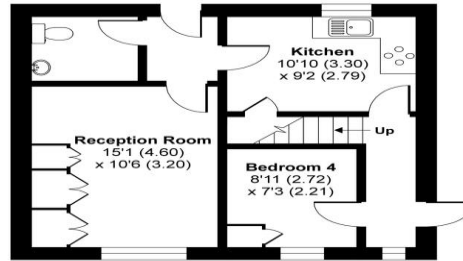
Approximate Area = 2308 sq ft / 214.4 sq m
 Annex = 765 sq ft / 71 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 3151 sq ft / 292.7 sq m
 For identification only - Not to scale



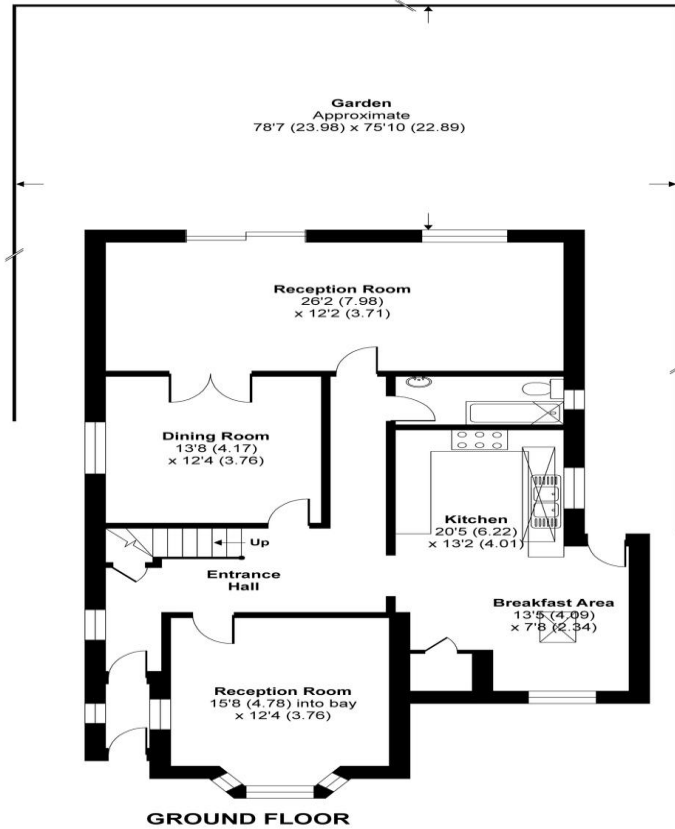
ANNEX FIRST FLOOR



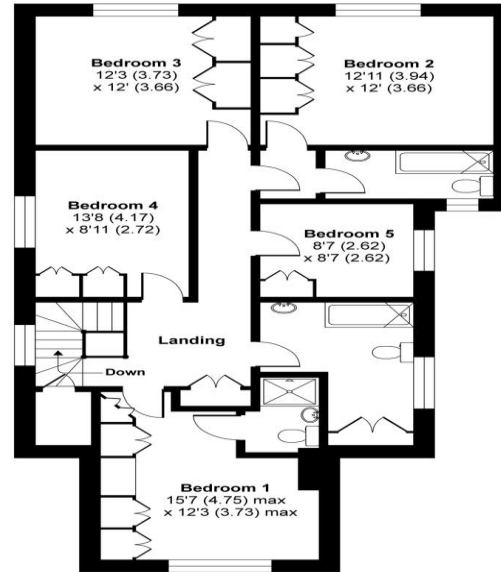
OUTBUILDING



ANNEX GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Taylor Hawkins. REF: 746825

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		