



Edgwarebury Gardens, Edgware Guide Price £875,000

A delightful four bedroom semi detached family home offered in good decorative order; situated in this sought after location minutes from central Edgware and its many amenities and Underground Station (Northern Line).

This enviable quiet location is arguably one of the most central locations with easy access to many local schools ,places of worship, and all of Edgware's many amenities.



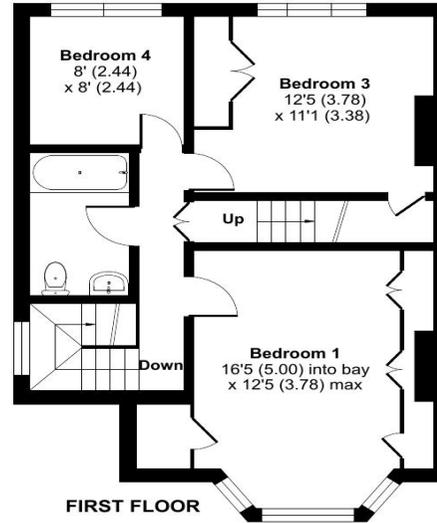
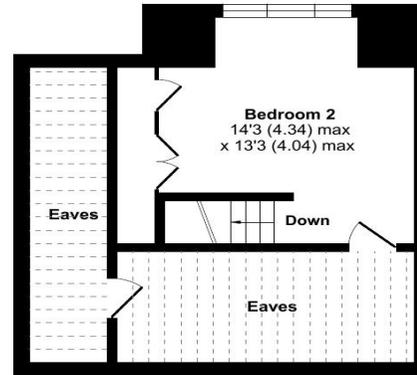
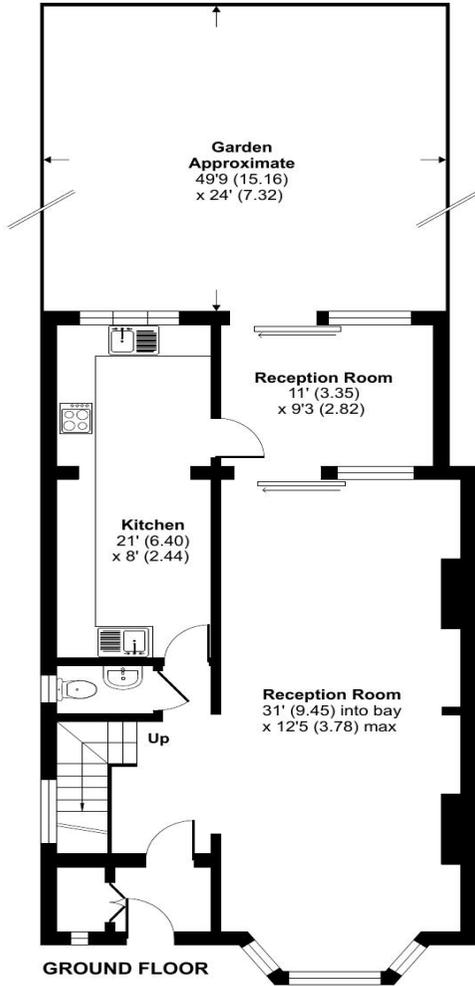
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Edgwarebury Gardens, Edgware, HA8

Approximate Area = 1604 sq ft / 149 sq m
 Limited Use Area(s) = 199 sq ft / 18 sq m
 Total = 1803 sq ft / 167 sq m
 For identification only - Not to scale



Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2022. Produced for Taylor Hawkins. REF: 899199

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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