



## EDGWAREBURY LANE

EDGWARE, HA8 8QW

£1,500,000  
FREEHOLD

Skillfully extended 4 bedroom semi detached house perfectly located in the "best part of Edgwarebury Lane", minutes from Edgwarebury Park, within 1.1 miles of both Edgware and Stanmore Underground stations (Northern and Jubilee line), many local schools and places of worship.

Luxuriously appointed family home offering 4 double bedrooms all with en-suite bathrooms. The stunning master suite has built in wardrobes leading to a bespoke master bathroom with Dornbracht shower, body jets and Effegibi steam room. The further bathrooms all offer top of the range fittings. The house benefits under floor heating, a 29 x 20ft kitchen, dining area with a second functioning kitchen, off street parking, gardens to the rear, mainly laid to lawn with a purpose built "Man Cave" with fully fitted bar, lounge area and toilet facilities.

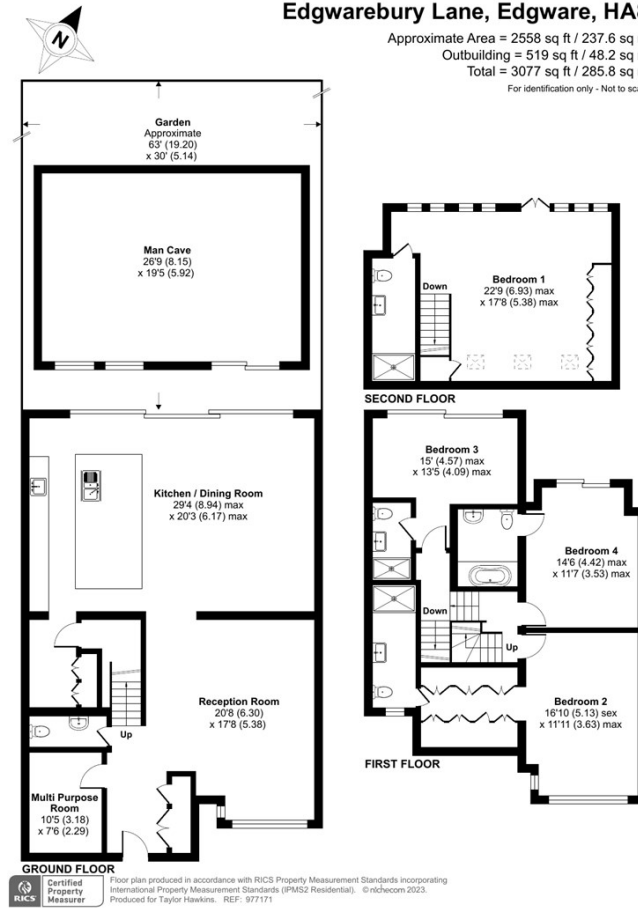


TAYLOR HAWKINS  
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## Edgwarebury Lane, Edgware, HA8

Approximate Area = 2558 sq ft / 237.6 sq m  
 Outbuilding = 519 sq ft / 48.2 sq m  
 Total = 3077 sq ft / 285.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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