

LAUREL GARDENS

LONDON, NW7 3HA

£850,000
FREEHOLD

Taylor Hawkins is delighted to present this spacious and extended five-bedroom family home, ideally situated in a quiet residential cul-de-sac.

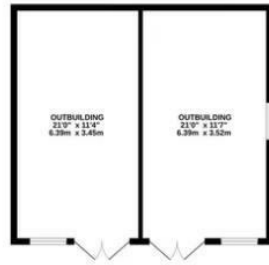
The property has been thoughtfully enlarged, featuring a garage conversion creating a ground-floor bedroom with an en-suite, a first-floor extension above the former garage, a rear extension, and a loft conversion—providing generous living space throughout.

On the ground floor, you'll find a bright and open-plan kitchen/dining area with underfloor heating and plenty of natural light, as well as a separate utility room.

Upstairs, the bedrooms are all well-proportioned, with one benefiting from its own en-suite.



TAYLOR HAWKINS
Estate Agents
0208 958 2222 / TaylorHawkins.co.uk



OUT BUILDING
478 sq.ft. (44.4 sq.m.) approx.

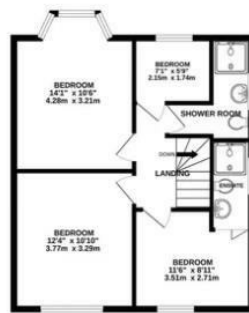


GROUND FLOOR
828 sq.ft. (76.8 sq.m.) approx.

LAUREL GARDENS, MILL HILL, NW7 3HA

TOTAL FLOOR AREA : 2086 sq.ft. (193.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 or efficiency can be given.
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FIRST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



LOFT
250 sq.ft. (23.2 sq.m.) approx.



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

Edgware Sales
58 Edgware Way
Edgware
Middlesex
HA8 8DJ

020 8958 2222
property@taylorhawkins.co.uk
<https://taylorhawkins.co.uk/>



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Estate Agents
0208 958 2222 / [TaylorHawkins.co.uk](https://taylorhawkins.co.uk)