



## HIGHVIEW GARDENS

EDGWARE, HA8 9UB

£695,000  
FREEHOLD

Taylor Hawkins is delighted to present this keenly priced, extended 3-bedroom semi-detached house on Highview Gardens. Situated in a prime location, close to schools, synagogues, shops, and public transport, this property offers both convenience and comfort.

This spacious home boasts a large rear extension providing flexible living spaces, perfect for a family room, home office, or playroom. The house is in excellent decorative order, featuring fitted cupboards in all bedrooms for ample storage. The kitchen, equipped with a skylight, is bright and inviting, while the downstairs toilet and utility room add to the practicality of the home.

Upstairs, the generously sized bedrooms offer plenty of storage space, making it ideal for a growing family. Additionally, the property has potential for further extension, subject to planning permission (STPP).

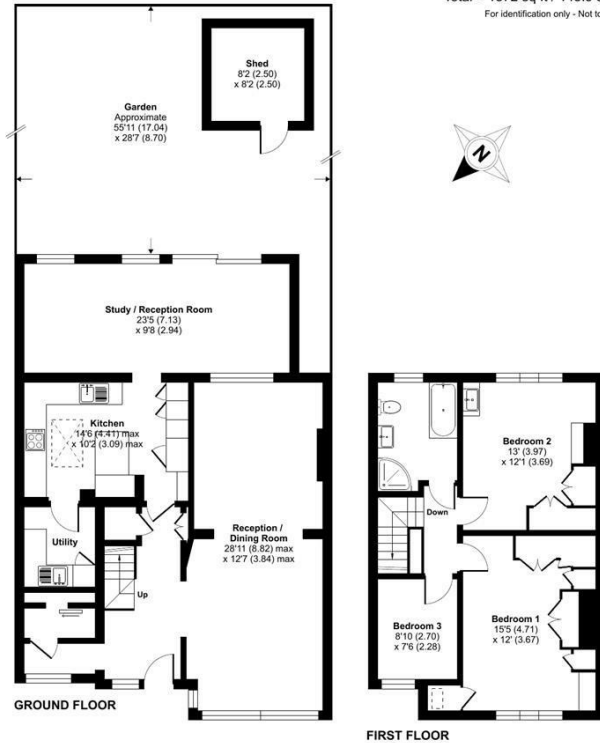
To arrange a viewing, please call 020 8958 2222. Don't miss this fantastic opportunity to own a beautiful home in a sought-after location.



TAYLOR HAWKINS  
Estate Agents  
0208 958 2222 / Taylor-hawkins.co.uk

## Highview Gardens, Edgware, HA8

Approximate Area = 1497 sq ft / 139 sq m  
 Limited Use Area(s) = 8 sq ft / 0.7 sq m  
 Outbuilding = 67 sq ft / 6.2 sq m  
 Total = 1572 sq ft / 145.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced by Taylor Hawkins. REF: 1166267



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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

Edgware Sales  
 58 Edgware Way  
 Edgware  
 Middlesex  
 HA8 8DJ

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



**TAYLOR HAWKINS**  
 Estate Agents  
 0208 958 2222 / Taylorhawkins.co.uk