



## ASHCOMBE GARDENS

### EDGWARE, HA8 8HR

**£800,000**  
**FREEHOLD**

4-Bedroom Linked-Detached House with Garden and Garage

Located just off Glendale Avenue, this 4-bedroom linked-detached house is close to the centre of Edgware, making it easy to get to shops, places for hanging out, and transport options. It comes with a useful downstairs toilet and a garage that's perfect for parking your car off the street or storing stuff, adding to its practicality.

The house has an open feel with lots of room to make it your own. It's ready for some updating to bring it up to date. There's also ample potential to extend, so you can really make the place bigger and suit your needs. The rooms are big, giving you plenty of space to play around with how you want to set things up. The nice garden out back, full of potential, could be transformed into a stunning outdoor retreat.



**TAYLOR HAWKINS**  
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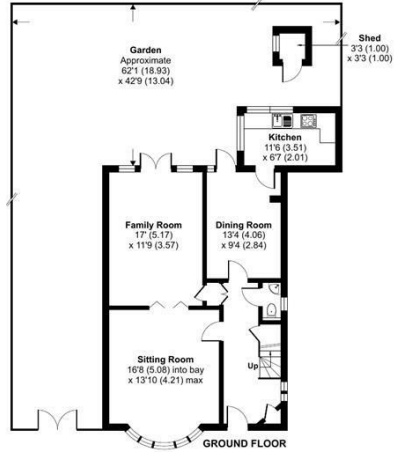
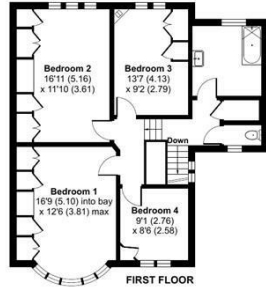
## Ashcombe Gardens, Edgware, HA8

Approximate Area = 1607 sq ft / 149.2 sq m

Shed = 10 sq ft / 0.9 sq m

Total = 1617 sq ft / 150.1 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 for Taylor Hawkins. REF: 1108816



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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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