



## HARROWES MEADE

EDGWARE, HA8 8RR

£950,000  
FREEHOLD

Taylor Hawkins proudly presents this exquisite modern 4-bedroom detached house, featuring 2 bathrooms, 2 reception areas, and a driveway. The spacious kitchen is bright and open, perfect for cooking and entertaining guests. The master bedroom boasts an ensuite bathroom, adding a touch of luxury to everyday living.

This property is filled with natural light, creating a welcoming and airy atmosphere throughout. Built-in wardrobes in the bedrooms offer ample storage space, enhancing practicality and organization.

Outside, the beautifully maintained garden features well-defined pathways and areas perfect for outdoor furniture, providing an ideal setting for relaxation and outdoor dining during warmer months.

Conveniently situated within the eruv, this property is ideal for families observing this boundary, offering additional lifestyle benefits and community amenities.



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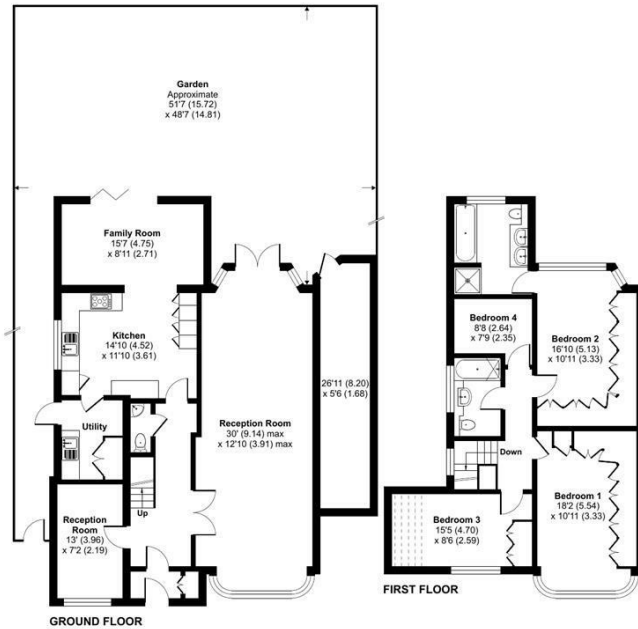
## Harrowes Meade, Edgware, HA8

Approximate Area = 1819 sq ft / 169 sq m  
 Limited Use Area(s) = 32 sq ft / 3 sq m  
 Outbuilding = 140 sq ft / 13 sq m  
 Total = 1991 sq ft / 185 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Taylor Hawkins. REF: 1117723



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
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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