



## GLENDALE AVENUE EDGWARE, HA8 8HF

**£839,950  
FREEHOLD**

Taylor Hawkins is pleased to bring to market this four-bedroom, extended semi-detached family home.

The property features a large driveway, offering plenty of parking space. Inside, the layout is bright, open, and spacious. The extended kitchen provides ample room for cooking and dining, with potential for further expansion. A handy utility room adds to the home's practicality, along with plenty of storage throughout. There is also a convenient downstairs guest WC.

Upstairs, the master bedroom benefits from its own en-suite bathroom. The property also features a double-storey extension, adding extra living space, including a spacious loft conversion with its own en-suite.

The garden is a good size, ideal for families or outdoor entertaining. Conveniently located within the eruv, the property is close to schools, shops, and local amenities, making it a practical and desirable family home.



**TAYLOR HAWKINS**  
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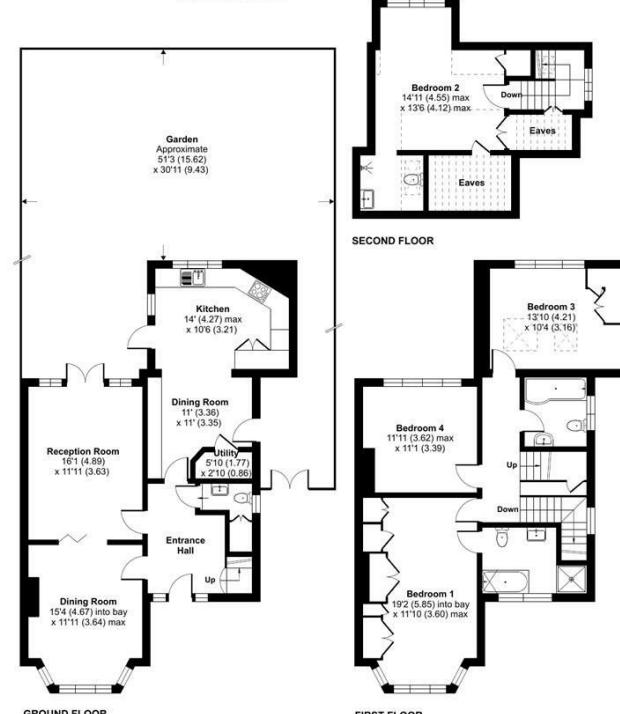
## Glendale Avenue, Edgware, HA8

Approximate Area = 1736 sq ft / 161.2 sq m  
 Limited Use Area(s) = 164 sq ft / 15.2 sq m  
 Total = 1900 sq ft / 176.4 sq m

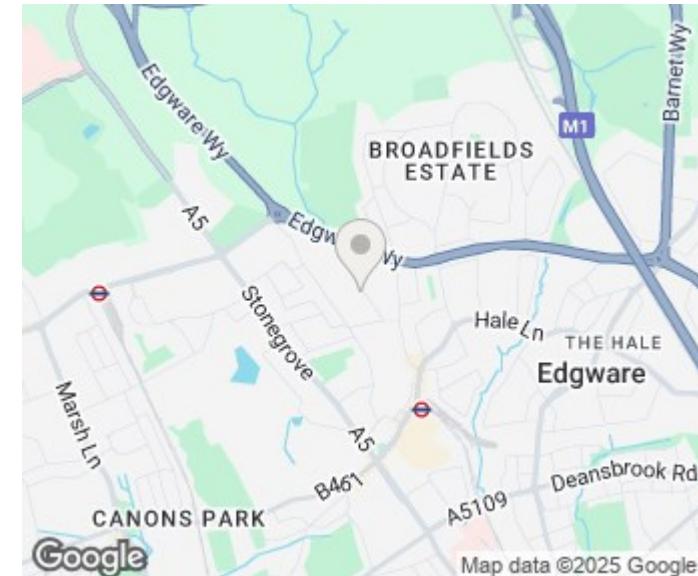
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2025. Produced for Taylor Hawkins. REF: 1269768



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	61	
(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

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