



## MORLEY CRESCENT

### EDGWARE, HA8 8XE

**£800,000**  
**FREEHOLD**

Taylor Hawkins proudly presents this stunning and modern three-bedroom bungalow, quietly situated in a desirable cul-de-sac. Offered chain free and in walk-in condition, the property combines style, comfort, and convenience.

Inside, you'll find bright and spacious interiors filled with plenty of natural light, featuring a modern kitchen, underfloor heating, built-in air conditioning, CCTV security, and a generous utility room. The home offers en-suite bathrooms to the bedrooms along with an additional guest WC.

The beautifully maintained garden is a real highlight, enhanced by a modern sprinkler system and elegant night lighting that creates a welcoming atmosphere. Located close to schools, shops, and just moments from a bus stop with direct links to Edgware Station, this property is ideally placed for family living.

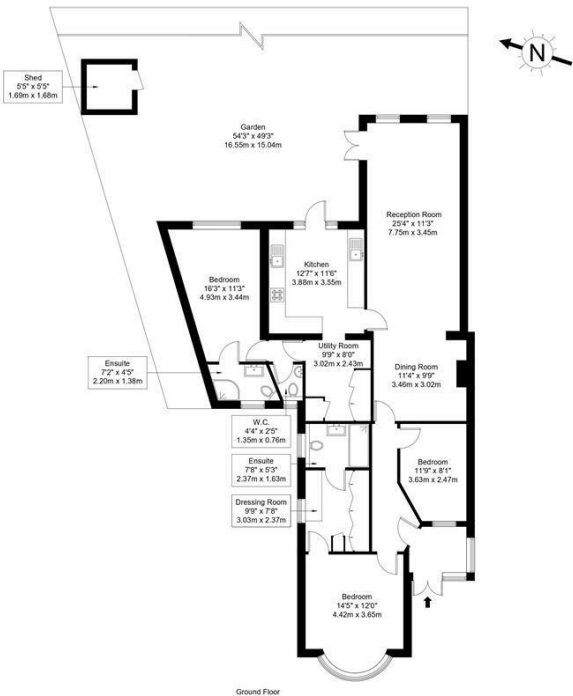
There is further potential for extension (subject to planning permission), and the property sits within the Eruv.



**TAYLOR HAWKINS**  
Estate Agents  
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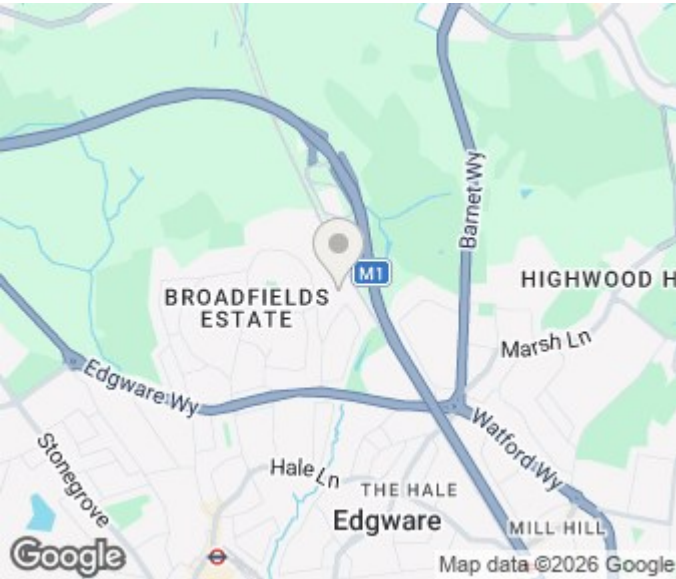
Approx Gross Internal Area = 127.9 sq m / 1377 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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