



KENILWORTH ROAD EDGWARE, HA8 8XA

£575,000
FREEHOLD

This well-presented three-bedroom house is located just off Glengall Road, within close proximity to local shops and amenities.

The property features a modern open-plan kitchen and a rear extension with a Sukkah roof. It also includes a convenient downstairs WC for guests.

Planning approval has been granted for a first-floor rear extension, and there is further potential for a loft conversion.

A nearby bus route offers direct access to Edgware Station, making this an ideal home for commuters.



TAYLOR HAWKINS
Estate Agents

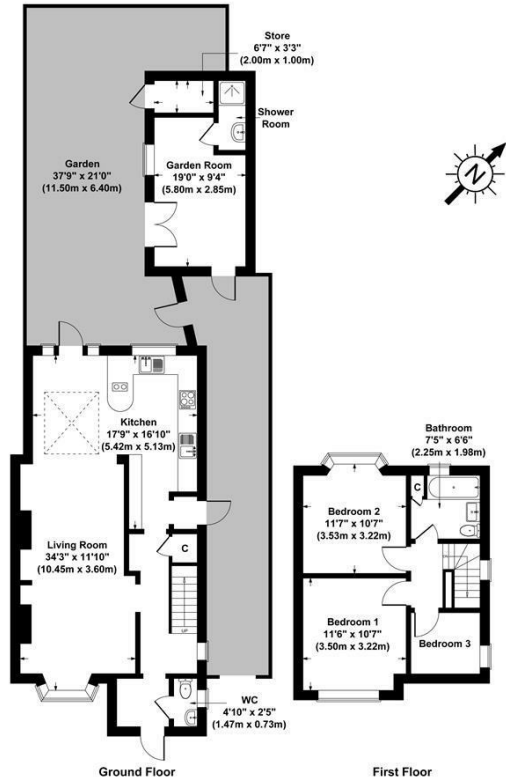
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House : 1044 sq ft / 97 sq metres

Outbuilding : 183 sq ft / 17 sq metres

Total : 1227 sq ft / 114 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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

Edgware Sales
58 Edgware Way
Edgware
Middlesex
HA8 8DJ

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



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