



BROADHURST AVENUE

EDGWARE, HA8 8TP

£775,000
FREEHOLD

Taylor Hawkins is pleased to present this extended 3/4 bedroom semi-detached house on Broadhurst Avenue, HA8. The property offers great potential for a side extension, garage conversion, and loft conversion (subject to planning permission). It includes two garages and a side plot of land, large enough for the potential development of an additional house.

As you enter, there is a room on the left that can be used as an extra bedroom. The spacious living and dining area is filled with natural light, creating a bright and welcoming atmosphere. The kitchen is generously sized and offers further potential for expansion, with a convenient utility room attached. The ground floor also benefits from a guest toilet, and the property is chain-free.

Upstairs, the bedrooms are well-proportioned and come with built-in wardrobes. The property is situated within the eruv and is close to local primary schools, including Rosh Pinah, Holland House and Broadfields. It is also near Glengall Road, offering easy access to shops and public transport links.

Contact us today on 020 8958 2222 to make this house your home.



TAYLOR HAWKINS
Estate Agents
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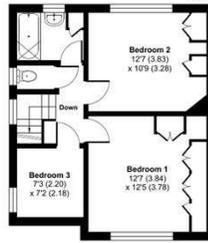
Broadhurst Avenue, Edgware, HA8

Approximate Area = 1227 sq ft / 113.9 sq m

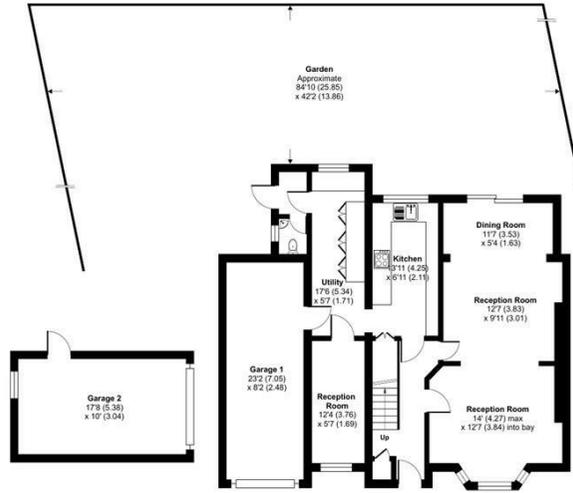
Garage = 361 sq ft / 33.5 sq m

Total = 1588 sq ft / 147.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Taylor Hawkins. REF: 1201327



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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