



FAIRMEAD CRESCENT EDGWARE, HA8 8YR

**£565,000
FREEHOLD**

Taylor Hawkins is pleased to present this 3-bedroom semi-detached house on Fairmead Crescent, Edgware. The property boasts a spacious driveway, side entrance to garden, and ample natural light throughout. It has been well-maintained, featuring a generously sized and well-equipped kitchen, as well as a well-kept back garden.

Upstairs, you will find three well-proportioned bedrooms, along with a modern bathroom that includes both a bath and a separate walk-in shower. Additionally, the property comes with installed solar panels and offers excellent potential for rear and side extensions, as well as a loft conversion (subject to planning permission).

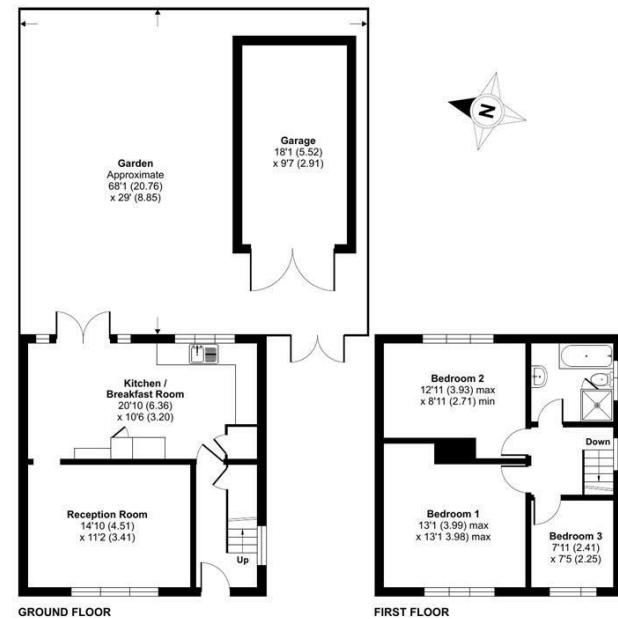
The home is chain-free and provides ample storage space. It is conveniently located near local amenities, including shops, schools, and a lovely nearby park. The property is situated within the Eruv.



TAYLOR HAWKINS
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Fairmead Crescent, Edgware, HA8

Approximate Area = 899 sq ft / 83.5 sq m
 Garage = 172 sq ft / 16 sq m
 Total = 1071 sq ft / 99.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rictc.com 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	75
(69-80)	C	
(55-68)	D	
(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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