



## LYNFORD GARDENS

EDGWARE, HA8 8TX

£700,000  
FREEHOLD

A bright and spacious six-bedroom semi-detached family home on the sought-after Lynford Gardens, extended to the rear and into the loft to create a well laid out and practical living space.

The property offers good-sized bedrooms throughout, two bathrooms, a downstairs WC, and plenty of room for a growing family. The rear extension adds valuable living space, with the loft conversion providing additional bedrooms.

Further benefits include a garage, off-street parking, and a sukkah roof. Located within the Eruv and just off Glengall Road, the property is ideally positioned close to local schools, shops and transport links.



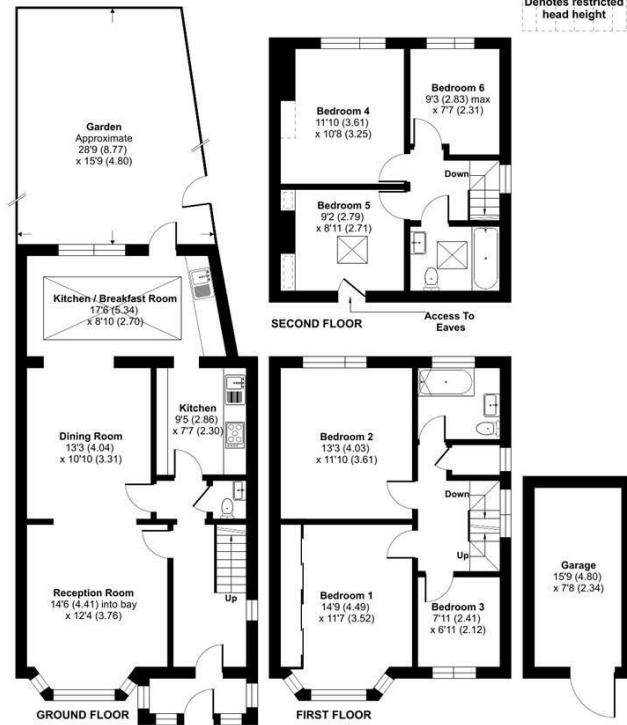
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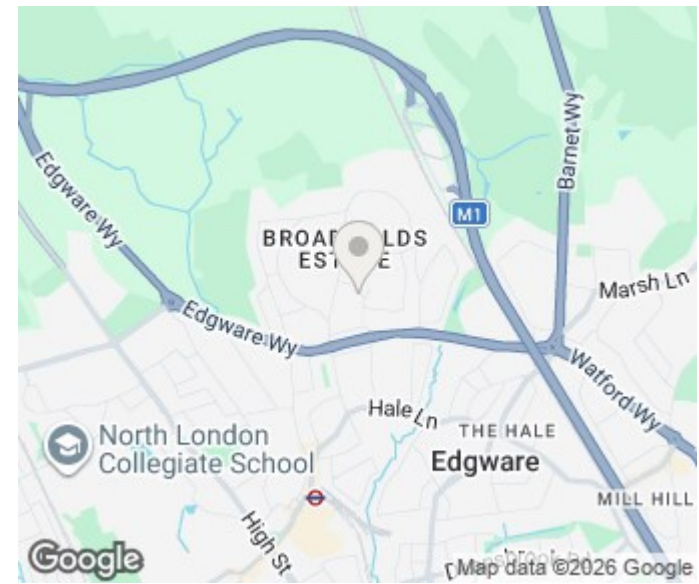
### Lynford Gardens, Edgware, HA8

Approximate Area = 1629 sq ft / 151.3 sq m  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1767 sq ft / 164 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © brncheom 2026. Produced for Taylor Hawkins. REF: 1452339



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	

Current: 69 Potential: 83

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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