



## KINGS DRIVE EDGWARE, HA8 8EQ

£475,000  
FREEHOLD

Chain free and available for immediate occupancy, a two bedroom semi detached house in the Stonegrove area of Edgware. The property is situated on this popular road providing easy access to both Edgware (Northern Line) town centre and station as well as Stanmore Station (Jubilee Line).

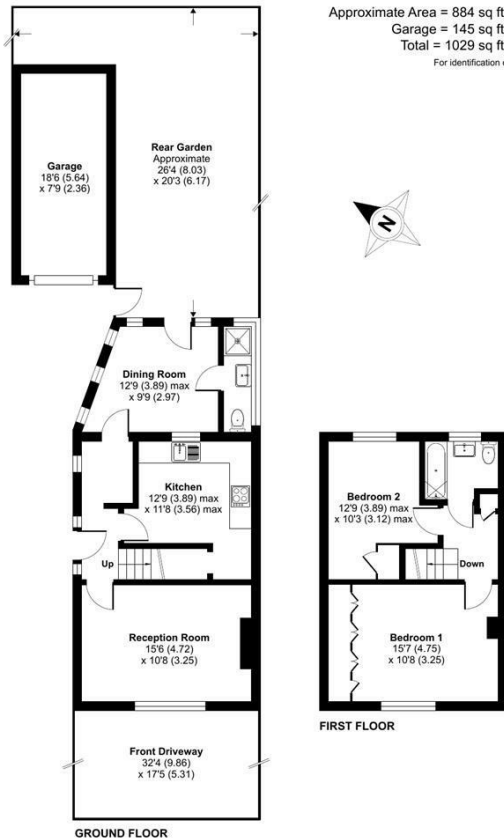
The property is offered in good repair but might benefit from some modernisation. Comprising of a dining room, kitchen and a lounge area. Upstairs there are two double bedrooms and a bathroom. Outside, off street parking for 2 cars, a garage, and a patio garden area.



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## Kings Drive, Edgware, HA8

Approximate Area = 884 sq ft / 82.1 sq m  
 Garage = 145 sq ft / 13.4 sq m  
 Total = 1029 sq ft / 95.5 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). © ricscom 2024. Produced for Taylor Hawkins. REF: 1069821



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>	<b>65</b>	<b>80</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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