



FRANCKLYN GARDENS

EDGWARE, HA8 8RU

£1,195,000
FREEHOLD

Taylor Hawkins is delighted to present this generously sized five bedroom detached home, ideally situated on the sought after Francklyn Gardens.

Thoughtfully extended and modernised, the property offers expansive living space, featuring five well proportioned bedrooms and five bathrooms, including several en suites. The interior is bright and contemporary, designed for practical and comfortable family living.

Externally, the home boasts a substantial garden, perfect for entertaining or relaxing with the family, as well as a spacious driveway with room for multiple vehicles.

Positioned within the Eruv and close to well regarded schools, shops, and local amenities, this property is an excellent option for families seeking both space and convenience.



TAYLOR HAWKINS
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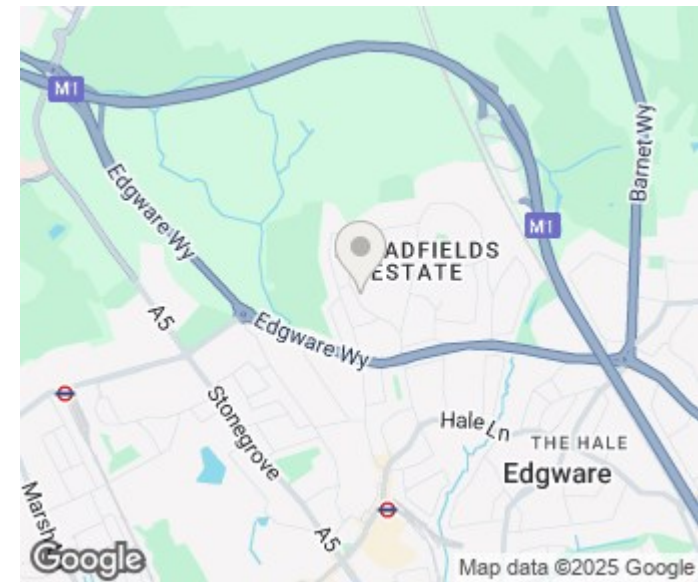
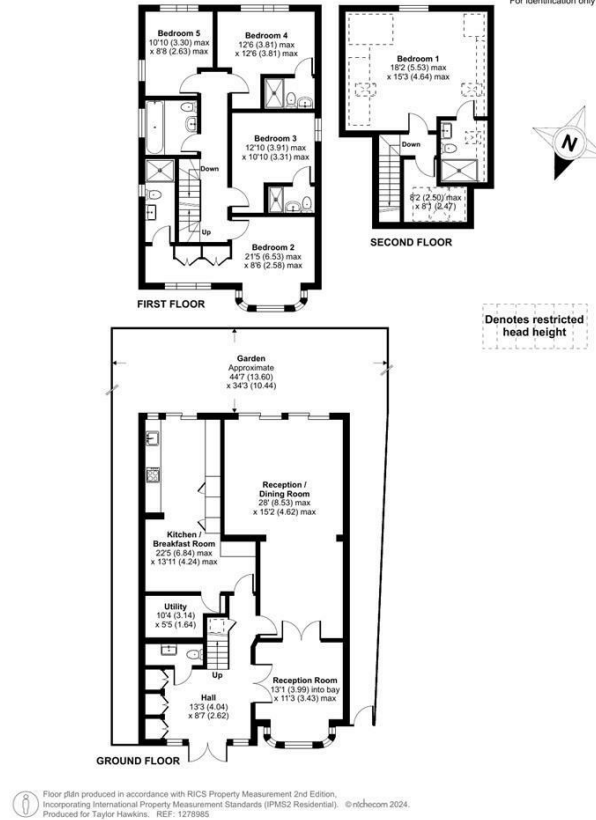
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Approximate Area = 2094 sq ft / 194.5 sq m

Limited Use Area(s) = 127 sq ft / 11.7 sq m

Total = 2221 sq ft / 206.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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