



## THE GROVE

EDGWARE, HA8 9QA

**£825,000**  
**FREEHOLD**

Taylor Hawkins presents this stunning two-bedroom modern semi-detached bungalow on The Grove. The property boasts a large driveway and a spacious interior. The modern kitchen and living room are generously sized. The downstairs bedroom features an en-suite bathroom/Wet room and a walk-in wardrobe, providing ample storage. The upstairs bedroom also has an en-suite bathroom. Additionally, there is a separate downstairs toilet. The bungalow includes an outbuilding with a passover kitchen and a beautiful garden. Well-maintained and with potential for extension (subject to planning permission), it is conveniently located within the eruv and close to shops, schools, and public transport. To arrange a viewing, call 020 8958 2222.



**TAYLOR HAWKINS**  
Estate Agents  
0208 958 2222 / Taylor-hawkins.co.uk

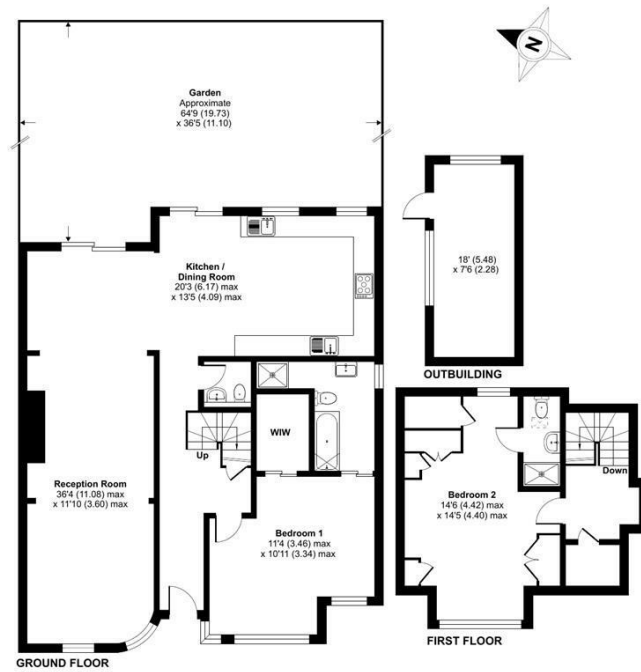
## The Grove, Edgware, HA8

Approximate Area = 1576 sq ft / 146.4 sq m

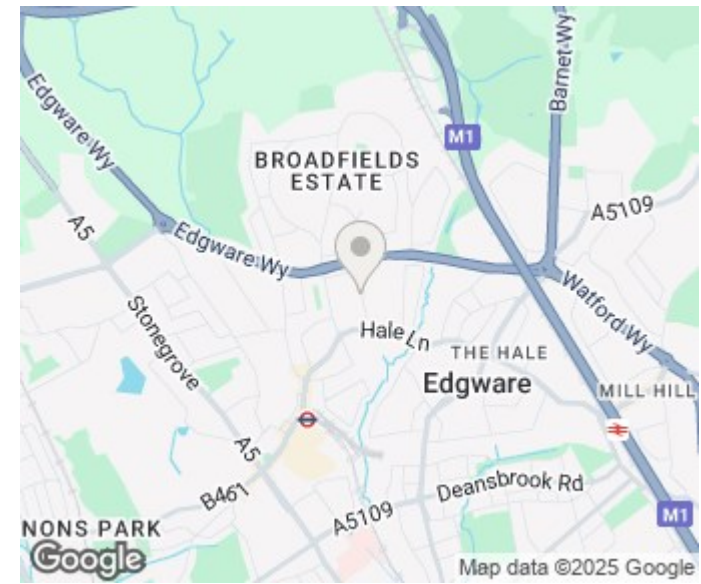
Outbuilding = 134 sq ft / 12.4 sq m

Total = 1710 sq ft / 158.8 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: 1162473



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>61</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		

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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