



## BROADFIELDS AVENUE EDGWARE, HA8 8TF

**£650,000**  
**FREEHOLD**

Taylor Hawkins is delighted to offer for sale this three bedroom semi-detached family home, situated in this popular residential location on Broadfields Avenue. Located within the Eruv and close to several schools including Rosh Pinah, Broadfields Primary and Holland House; with a great range of local shops, just around the corner in Glengall Road (0.1 miles).

The property has been well maintained throughout and benefits two separate reception rooms and kitchen/breakfast room. The house features a rear garden mainly laid to lawn and garage with own driveway with off-street parking for 2-3 cars. This property also has considerable scope for expansion (STPP).

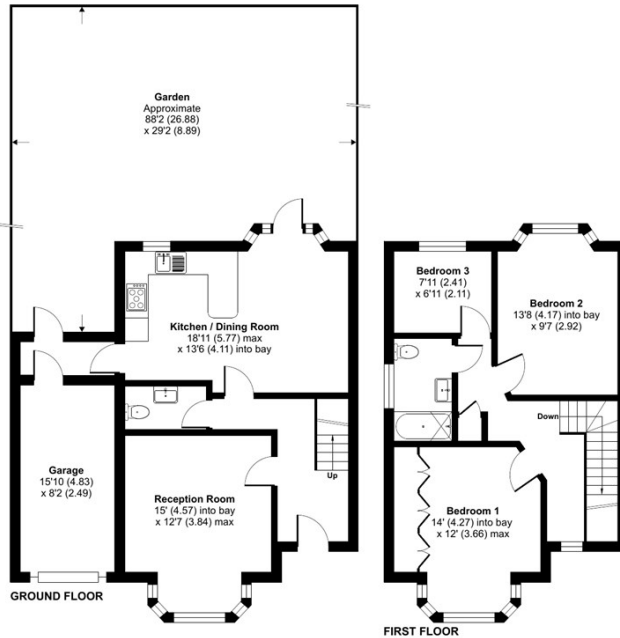


**TAYLOR HAWKINS**  
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## Broadfields Avenue, Edgware, HA8

Approximate Area = 1083 sq ft / 100.6 sq m  
 Garage = 127 sq ft / 11.8 sq m  
 Total = 1210 sq ft / 112.4 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 2023. Produced for Taylor Hawkins. REF: 964115



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	

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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