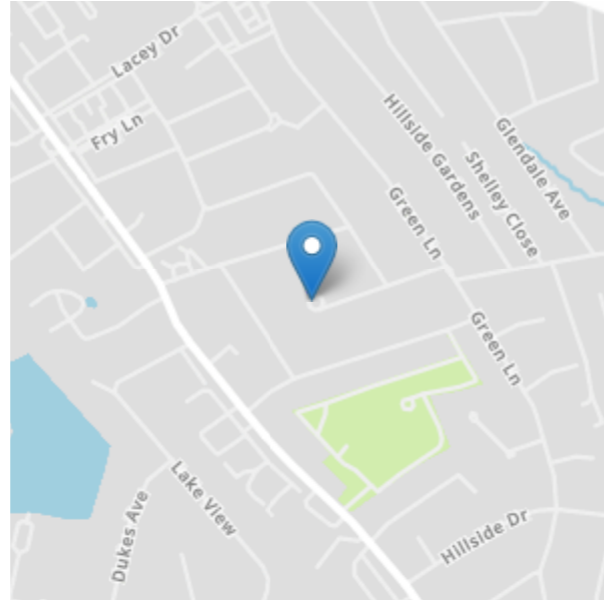


Situated just off Green Lane, close to the renowned North London Collegiate School for Girls and the Broadwalk Shopping Centre, the location offers effortless access to Edgware's (Northern Line) Underground Station. Major roads including M1, A1 & A41 are a short driveaway.

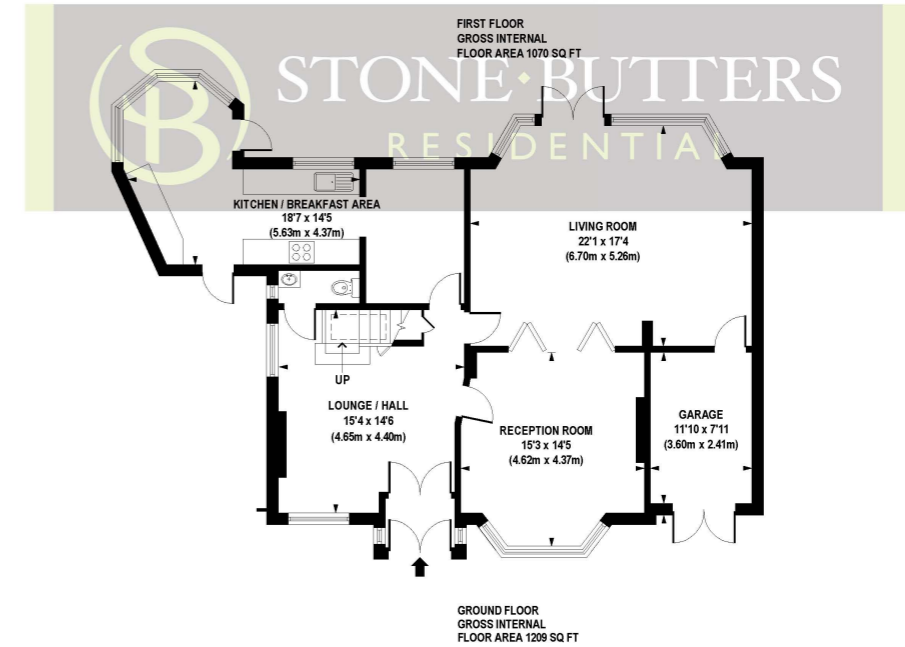
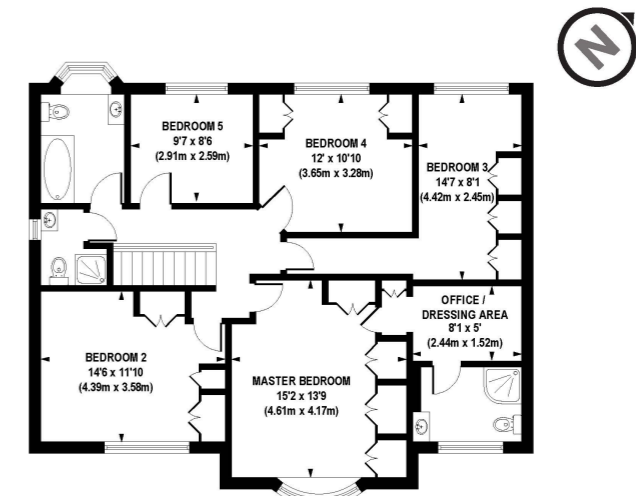


12 Oakleigh Gardens, Edgware. HA8 8EA. Freehold

A 5 Bedroom 3 Bathroom Extended Detached Property, located at the head of this popular cul-de-sac off Green Lane, Edgware. Offering 2176 sq ft of living accommodation arranged over 2 floors, the present owners have created a superb family home in excellent condition. Property features numerous benefits including spacious lounge hall, double reception room, kitchen/breakfast area & large rear garden.

The property is within walking distance to Edgware's multiple shopping & transport facilities and short drive to both the M1, A1 & A41.

- 5 Bedroom Detached Family Home
- Excellent Condition Throughout
- Spacious Accommodation Throughout
- Well Maintained & Stocked Rear Garden
- Quiet Cul De Sac Location
- Garage & Off Street Parking
- Three Bathrooms (1 en suite)
- Internal Viewing Highly Recommended.



APPROX. GROSS INTERNAL FLOOR AREA 2279 sq. ft / 211.74 sq. m (Including Garage)
 APPROX. GROSS INTERNAL FLOOR AREA 2176 sq. ft / 202.14 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	