



Edgwarebury Lane,
Edgware. HA8 8QJ



£1,000,000

Freehold

This spacious 3/4 bedroom house is situated on the sought after Edgwarebury Lane, HA8, and occupies in excess of 2150 square feet.

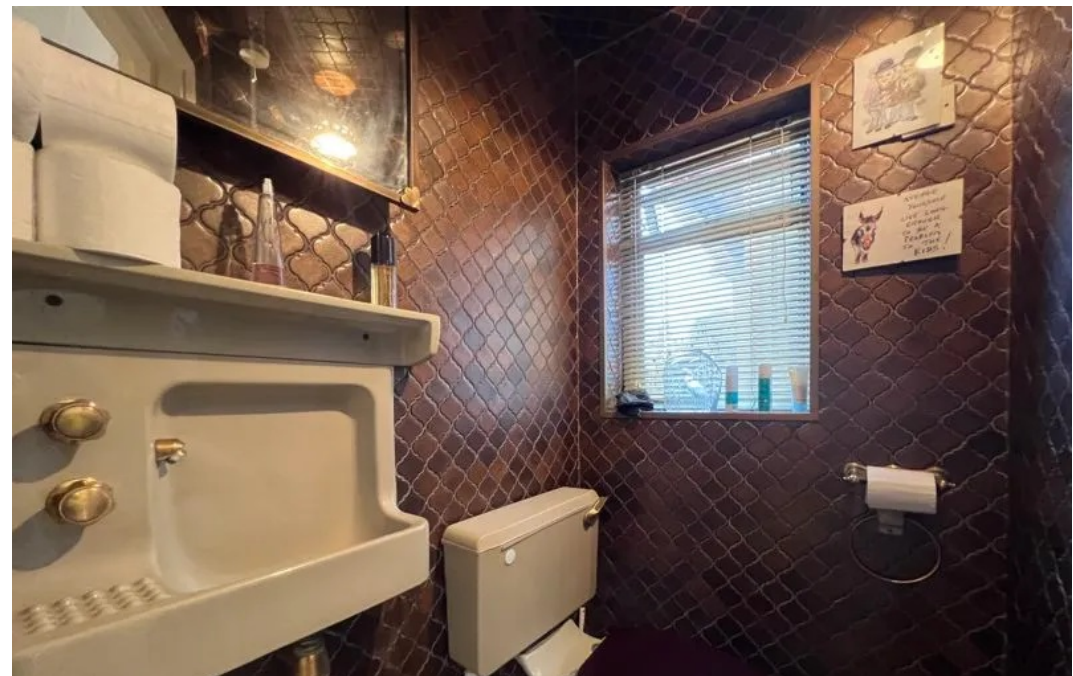
The ground floor comprises a large hallway, a guest WC, 2 reception rooms, a large kitchen, a huge conservatory, a utility room, garage access, and an abundance of storage throughout. The conservatory leads out to a huge garden with a swimming pool and garden sheds, and which backs onto Edgwarebury Park.

On the first floor there are 2 large double bedrooms, plus a single bedroom, and a substantial family bathroom, (which could very easily be converted to make a family bathroom and an en-suite), with a sauna. There is plenty of cupboard space within the bedrooms as well as access to the large loft space above.

Benefits include a driveway with space for several cars, a swimming pool, side access, a garage and ample storage throughout. The property also offers significant potential for extension subject to planning, with previous plans having been approved. It currently measures 2156 square feet, excluding the loft space.





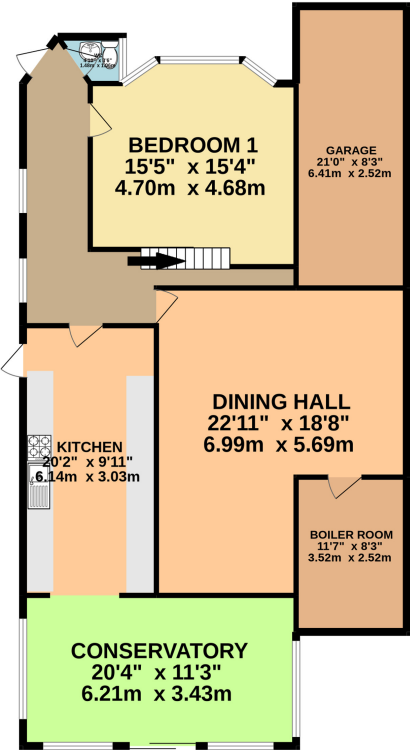


- DETACHED
- 3-4 BEDROOMS
- 2150 SQFT

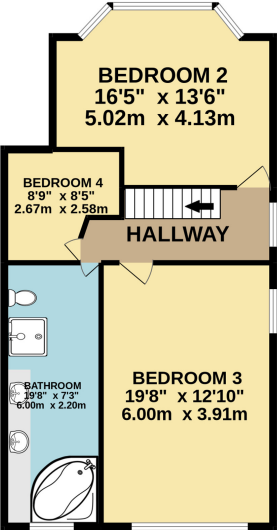
- LARGE GARDEN
- SWIMMING POOL & SAUNA
- GARAGE & DRIVEWAY

- 2 RECEPTIONS
- POTENTIAL TO ADD VALUE STPP
- CONSERVATORY

GROUND FLOOR
1430 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 2156 sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Edgware

02086 214 000

office@abcestates.co.uk