



27 Oakleigh Gardens, HA8 8EA

£1,195,000

**richard
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ESTATE AGENTS

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Property Description

A well presented chain free detached family home located towards the top of this highly desirable cul de sac within approximately 2/3 of a mile of the amenities of Edgware High Street including Northern Line Station.

Arranged over two floors only, 1974 sq ft/ 183.4 sq m the house has been improved by the current owners over the years and provides spacious, bright, well planned accommodation to include a Kitchen/Breakfast Room, Two Reception Rooms, Four Bedrooms, Two bathrooms (one en suite shower room) and Guest Wc.

Externally there is off street parking for several cars and a south east facing landscaped rear garden with side access.

There is scope for various extensions and a loft conversion stpp.

Oakleigh Gardens is well located for popular schools in both private and state sectors including North London Collegiate and

Key Features

- LINKED DETACHED FAMILY HOUSE
- SOUTH EAST FACING LANDSCPAED REAR GARDEN
- OFF STREET PARKING FOR SEVERAL CARS
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- CHAIN FREE
- SOUGHT AFTER CUL DE SAC LOCATION
- GUEST WC
- FOUR BEDROOMS
- 1974 SQ FT / 183.4 SQ M
- TWO RECEPTION ROOMS

Important Information

- **Price:** £1,195,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Oakleigh Gardens, Edgware HA8

Total Gross Area: 1974 ft² ... 183.4 m²

Ground Floor Area: 1021 ft² ... 94.8 m²

First Floor Area: 953 ft² ... 88.6 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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