



14 Oakleigh Gardens, HA8 8EA

£1,475,000

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





Property Description

An immaculately presented 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, 2641 sq ft/245.3 sq m the house has been extended and improved by the current owners over the year and now provides spacious, bright, well planned accommodation to include a large Kitchen/Diner, Two Reception Rooms, Master Bedroom with en-suite Shower Room, Three further Bedrooms, Family Bathroom, Utility Room and Guest Wc.

Oakleigh Gardens is well located for popular schools in both private and state sectors including North London Collegiate and Rosh Pinah Primary School. The open spaces of Stonegrove and Edgwarebury Parks are within close proximity as are various places of worship.

Council Tax Band - G

Sole Agent

Key Features

- FOUR BEDROOMS
- TWO BATHROOMS (1 EN-SUITE SHOWER ROOM)
- LARGE RECEPTION/DINING ROOM
- TV/FAMILY ROOM
- BEAUTIFUL KITCHEN/DINER
- UTILITY ROOM
- GUEST WC
- OFF STREET PARKING AND INTEGRAL GARAGE
- LARGE REAR GARDEN
- CLOSE TO SHOPS AND TRANSPORT

Important Information

- **Price:** £1,475,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Oakleigh Gardens HAB
 Total Gross Area: 2641 sq' ... 243.3 sqm
 Ground Floor Area: 1574 sq' ... 146.2 sqm
 First Floor Area: 1067 sq' ... 99.1 sqm



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.

richard james
 ESTATE AGENTS

T 020 8959 9191
 E enquiries@richardjames.biz
 A 21 The Broadway | Mill Hill
 London | NW7 3DA

richardjames.biz

