



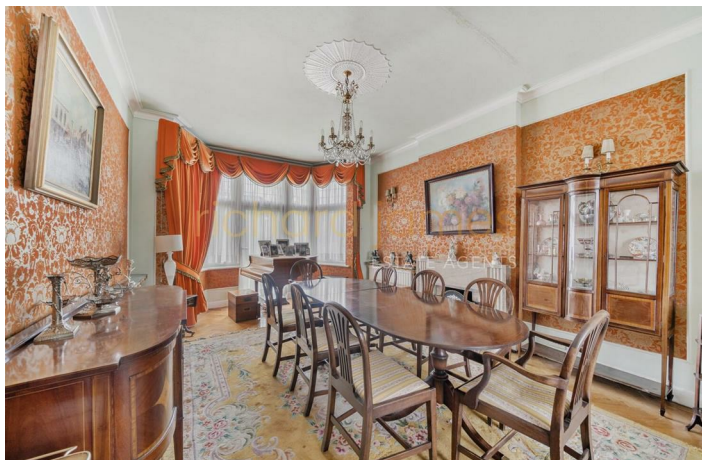
**16 Oakleigh Gardens, HA8 8EA**

£1,250,000

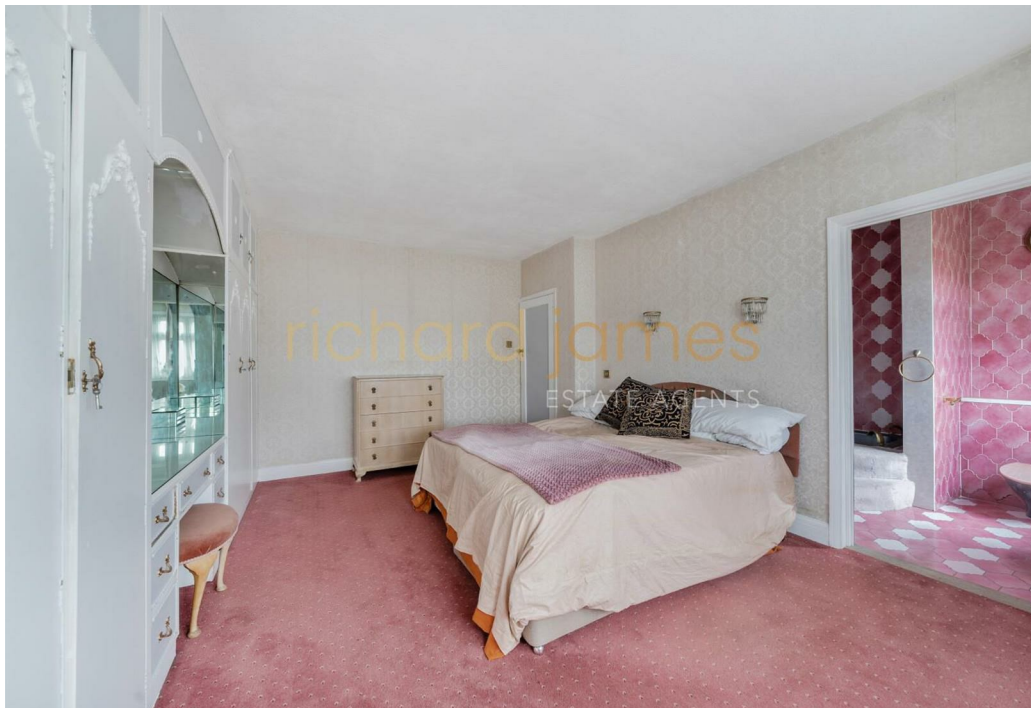
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## Property Description

A detached family home on the market for the first time in over 50 yrs, located at 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, 2432 sq ft/ 225.9 sq m the existing accommodation a Kitchen/Breakfast Room, 28'1 (8.56) x 14'7 (4.4) double Reception Room which features 2.98m high ceilings, Kitchen/Breakfast Room, Study, Guest Wc. On the first floor there is a Master Bedroom Suite with En-suite Bathroom, Four Bedrooms, Family bathroom, Guest Wc.

Externally there is an integrated garage, off street parking for several cars and a south facing landscaped 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 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

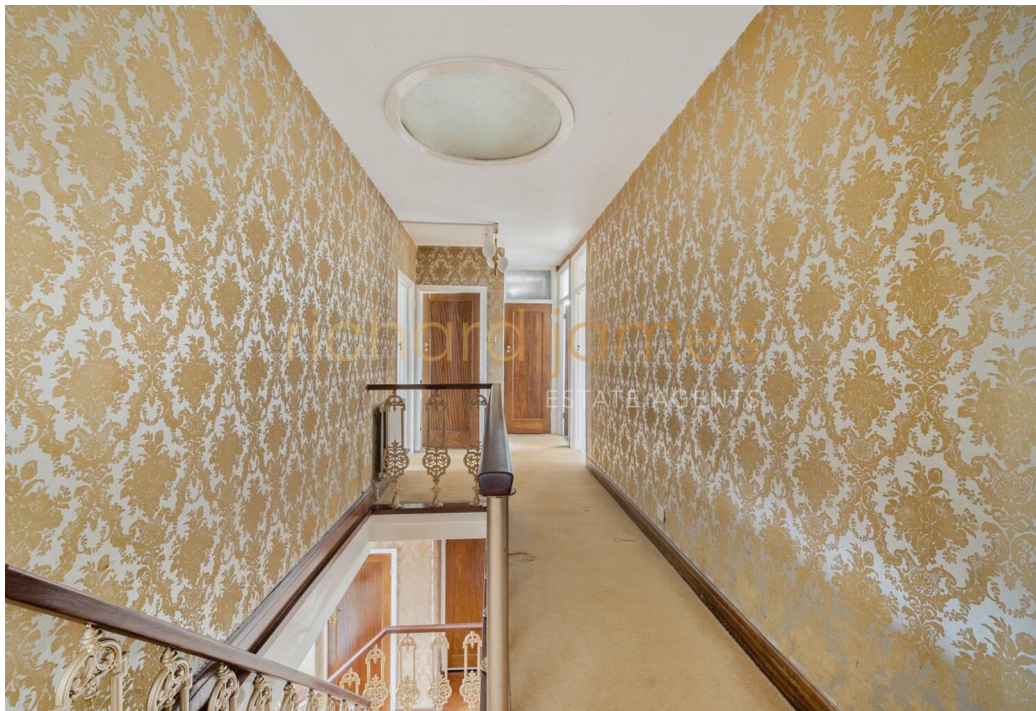
- DETACHED FAMILY HOUSE
- SOUTHERLY FACING REAR GARDEN
- THREE RECEPTION ROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- GARAGE & OFF STREET PARKING FOR SEVERAL CARS
- 2.98M CEILING HEIGHT IN RECEPTION ROOM
- GUEST WC
- FIVE BEDROOMS
- 2432 SQ FT/ 225.9 SQ M
- CHAIN FREE

## Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** E
- **Location:** Edgware

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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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	

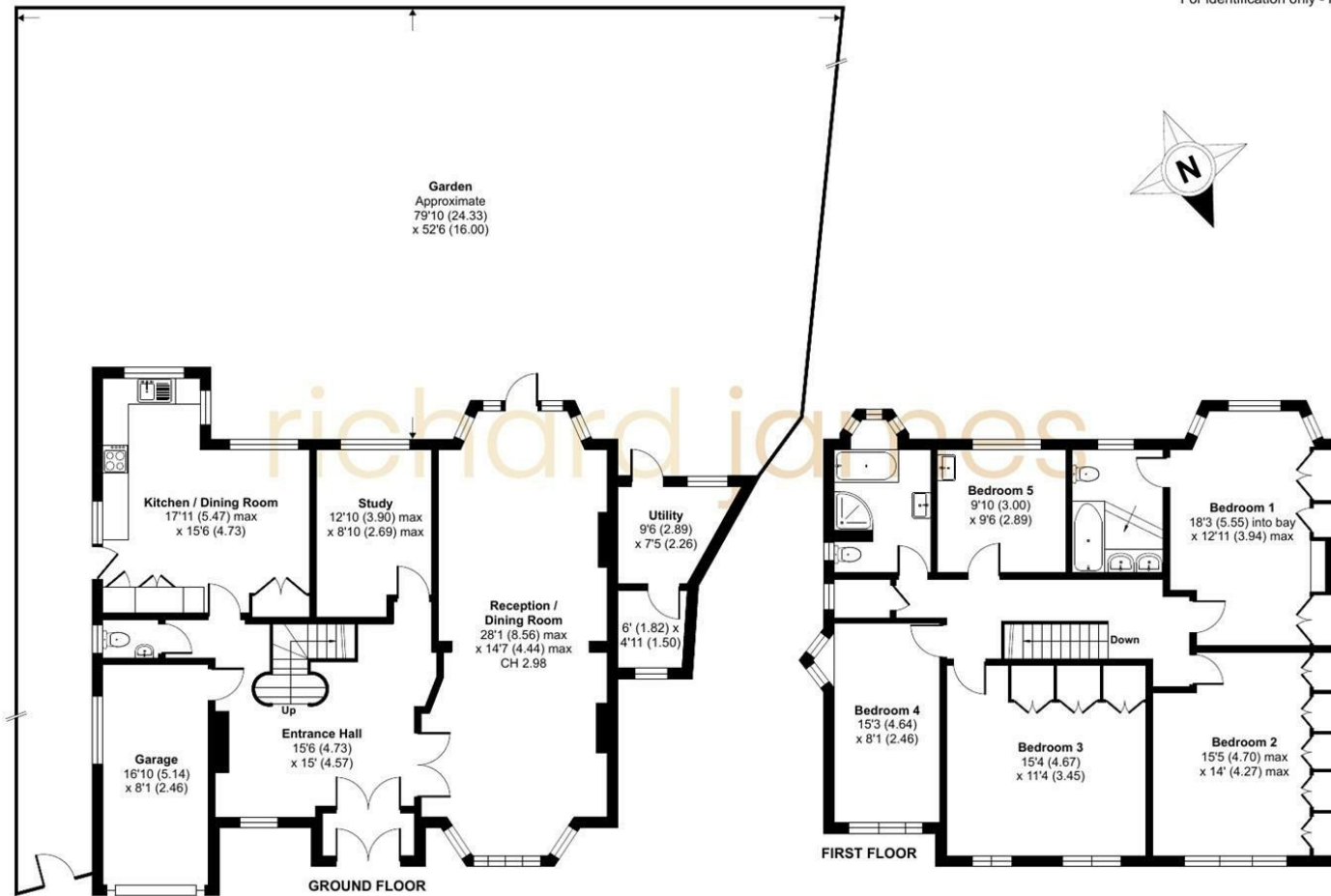






Approximate Area = 2432 sq ft / 225.9 sq m (including garage / excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1281663

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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