



**90 Hartland Drive, HA8 8RH**

£799,950

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james

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## Property Description

An extended and modernised semi-detached house situated on the ever-popular Broadfields Estate, within a mile and a half of Edgware's multiple shopping facilities, Broadwalk Shopping Centre and Northern Line Tube Station.

The property is offered in excellent decorative order throughout and comprises, Three Bedrooms, family Bathroom, modern fully fitted Kitchen, double Reception Room, large Tv/Family Room, Study, Utility room and guest Wc,

Externally there is a landscaped rear Garden which extends to approximately 78' and off street parking for 2/3 cars.

There is further scope for various extension stpp.

Council tax band - F

Sole Agent

## Key Features

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- FAMILY BATHROOM
- MODERN FULLY FITTED KITCHEN
- DOUBLE RECEPTION ROOM
- STUDY/GYM
- GUEST WC
- UTILITY ROOM
- LANDSCAPED REAR GARDEN

## Important Information

- **Price:** £799,950
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Location:** Edgware

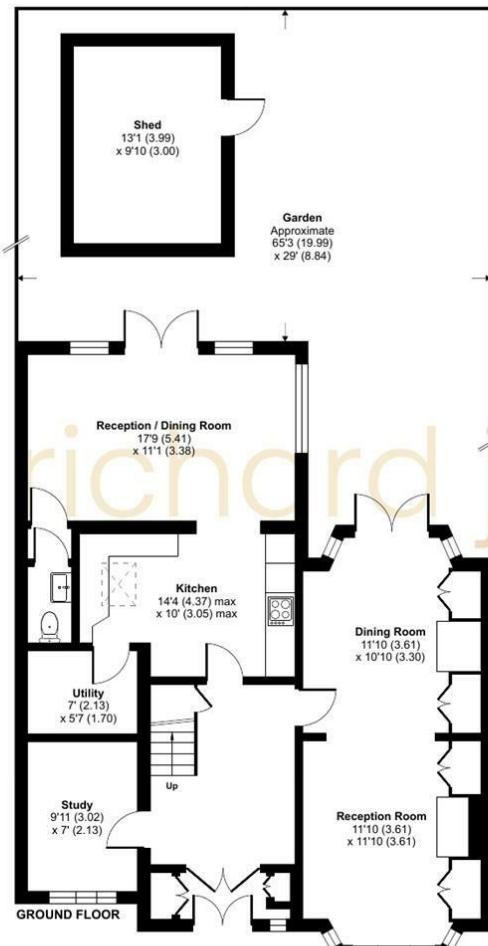
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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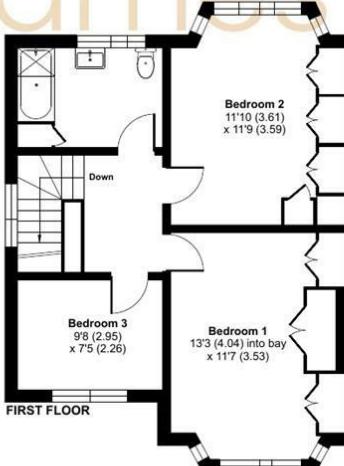






Approximate Area = 1528 sq ft / 141.9 sq m (excludes shed)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2025.  
Produced for Richard James Estate Agents Ltd. REF: 1239664

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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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