



22 Elmgate Gardens, HA8 9RT

£1,500,000 Offers Over

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Property Description

This attractive, modernised, and extended character detached family house offers 2,429 sq ft / 225.6 sq m of spacious accommodation over two floors. It is located on a sought after residential road in a prime location.

Ideally situated close to all amenities and bus routes. It is approximately one mile from both Mill Hill Broadway Thameslink Station and Edgware Tube Station.

Beautifully designed, maintained and presented in excellent decorative condition throughout, the home features five bedrooms and three bathrooms, including a master bedroom with en suite shower room and walk-in closet.

The ground floor offers generous living space with two reception rooms and a large open-plan kitchen / breakfast room / family room overlooking the garden, spacious entrance hall, utility room and guest cloakroom.

Externally, there is a lovely landscaped rear garden with an expansive patio. There is an office / gym / summer house, two storage sheds and secure side access, . The carriage driveway provides off street parking for several vehicles and has an electric car charge point.

Council Tax Band F

Sole Agent

Key Features

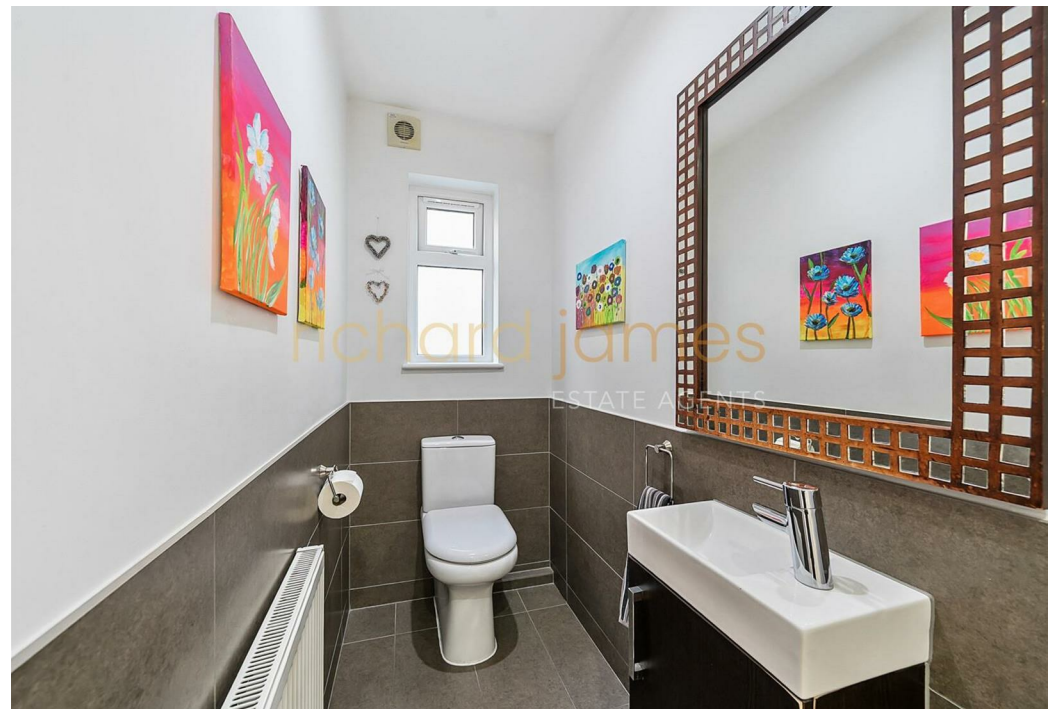
- DETACHED FAMILY HOUSE
- CARRIGE DRIVEWAY
- SUMMER HOUSE
- UTILITY ROOM
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- GUEST WC
- SOUGHT AFTER TURNING
- 2429 SQ FT / 225.6 SQ M

Important Information

- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Location:** Edgware / Mill Hill borders

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	







Approximate Area = 2429 sq ft / 225.6 sq m (excludes outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Richard James Estate Agents Ltd. REF: 1309055

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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