



GREEN LANE, EDGWARE, MIDDLESEX, HA8

£985,000 FREEHOLD

RARELY AVAILABLE DETACHED FAMILY HOME IN A SOUGHT-AFTER ROAD

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This substantial detached family residence occupies a highly sought-after position in Edgware, offering spacious accommodation, a generous garden, and outstanding potential to create a truly exceptional home. The ground floor provides a well-sized lounge leading to a separate dining room and a bright sunroom, perfectly placed to enjoy views over the garden. A study, garage, guest W/C, and an additional dining space complete the versatile ground floor layout. To the first floor, the property features five well-proportioned bedrooms, one with en suite facilities, together with a family bathroom. Externally, the home boasts a generously sized rear garden, offering the ideal setting for outdoor enjoyment and entertaining, and ample off-street parking. While requiring a degree of modernisation, the property presents excellent scope for extension (STPP), allowing purchasers the opportunity to tailor the home to their exact requirements. Superbly located within close proximity to Edgware Station (Northern Line), Edgware's vibrant shops and amenities, and a selection of reputable schools, this home combines convenience with family-friendly surroundings. Must be seen to be fully appreciated.

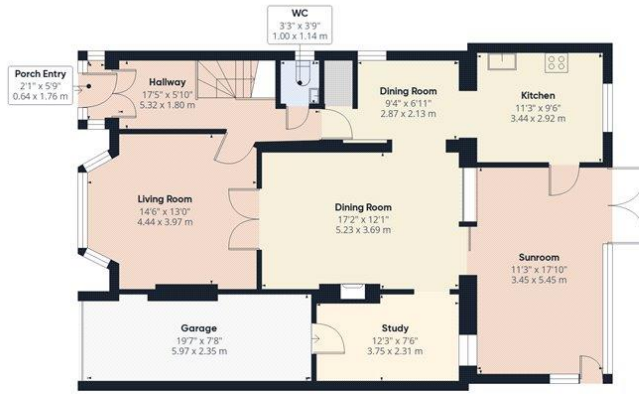


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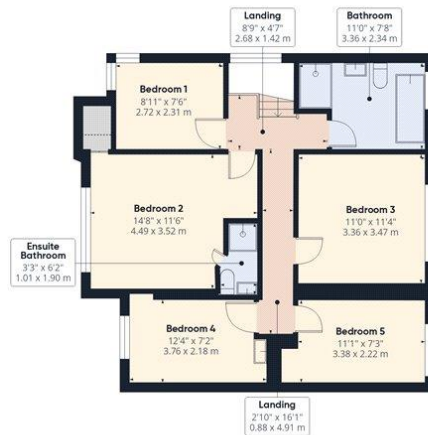
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1852 ft²
171.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D - Barnet

All figures that are shown were correct at the time of printing.

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