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STAG LANE, EDGWARE, MIDDLESEX, HA8

**OFFERS OVER £800,000 FREEHOLD**

**STUNNING THREE BEDROOM SEMI DETACHED HOME.  
READY TO MOVE IN WITH ROOM TO GROW.**

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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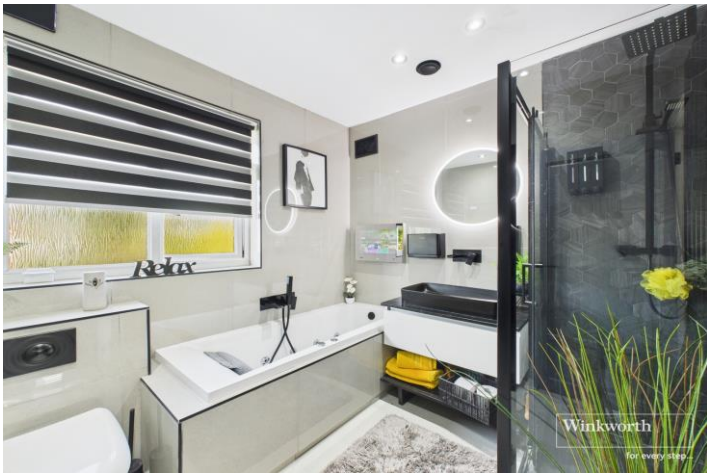
A beautifully presented and thoughtfully designed modern semi-detached home, perfectly blending comfort, style, and practicality. Ideally located on the ever-popular Stag Lane, this turnkey property is ready to move into and perfectly suited for growing families. The ground floor boasts a welcoming lounge, a vibrant dining room, and an impressive high-spec open-plan kitchen/diner, complete with premium German appliances, striking sky windows, and elegant bi-folding garden doors filling the space with an abundance of natural light and fresh air. A well-appointed laundry/ utility room and a guest W/C complete the downstairs layout. Upstairs offers three generously proportioned bedrooms, all served by a contemporary and well-finished family bathroom. The property also presents exciting potential for further expansion with the opportunity for a double-storey side extension into the garage and a loft conversion (STPP). Externally, the home benefits from off-street parking, a beautifully elevated patio area for lounging or al fresco dining, and a well-maintained lawned garden ideal for family enjoyment. Colindale's range of superstores are a couple of minutes away, as are a wide variety of transport, educational and recreational facilities.



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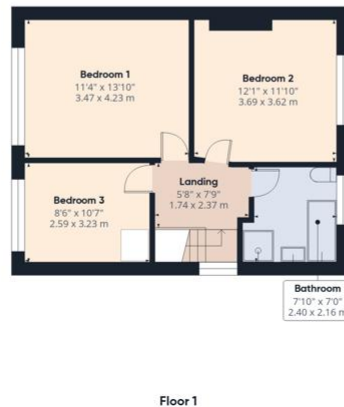
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Approximate total area<sup>m</sup>  
1448 ft<sup>2</sup>  
134.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** E - Brent

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

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