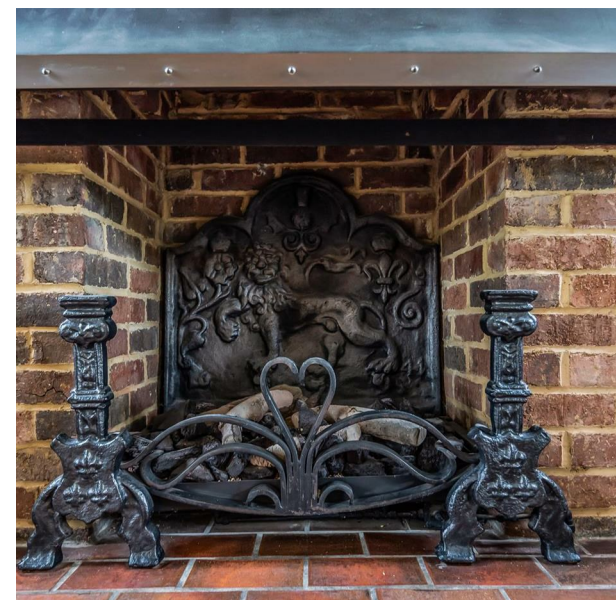


2 Hamlyn Close, Edgware, HA8 8DB
Asking Price £2,500,000



2 Hamlyn Close, Edgware, HA8 8DB

Asking Price £2,500,000

Council Tax Band: H

Constructed by the renowned Berkely Homes is this beautiful, detached Tudor-style seven-bedroom, four-bathroom family home that exudes quality. Situated just off the prestigious Pipers Green Lane and one of only three built to create this quiet enclave. This stunning property boasts a large garden with green belt views, double garage and off-street parking for several cars and offers ample accommodation for a large extended family.

One enters the house into a lateral hallway, off which there is a large reception room with a wide, brick inglenook fireplace and French windows opening on to the wonderful rear garden; a dining room big enough to host large family gatherings; a well-proportioned study; kitchen/breakfast room; utility room; a spacious family room and guest cloakroom. The first floor boasts a bright and airy landing leading to a spacious master suite comprising of double bedroom, ensuite bathroom and walk-in wardrobe; six further bedrooms - all doubles - one of which has ensuite facilities and two family bathrooms.

This exclusive property is extremely well located for a selection of the best private and state schooling in the Country. The local amenities of Canons Corner and Stanmore Broadway are within walking distance and include a wide range of boutiques, banks, cafes/restaurants and hair and beauty salons, as well as a Sainsbury's supermarket.

Access to London can be obtained from Stanmore's Jubilee Line Underground Station which provides direct access into the West End and Docklands. here are also convenient links to Heathrow and Luton International Airports as well as the M1, M25, A41 and A1(M).



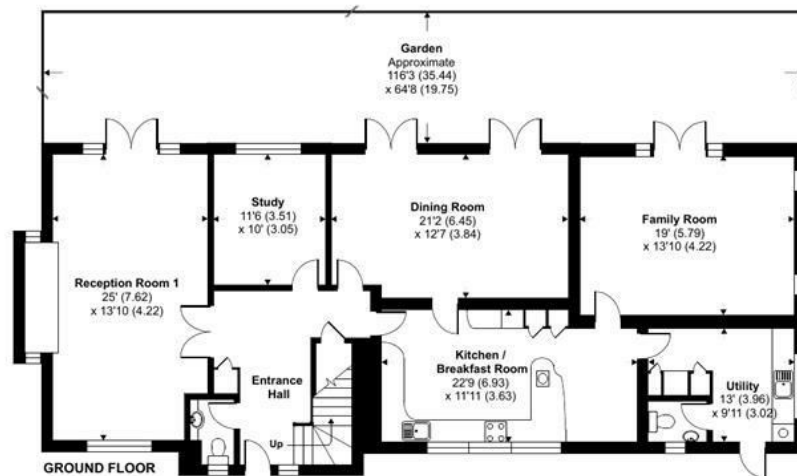
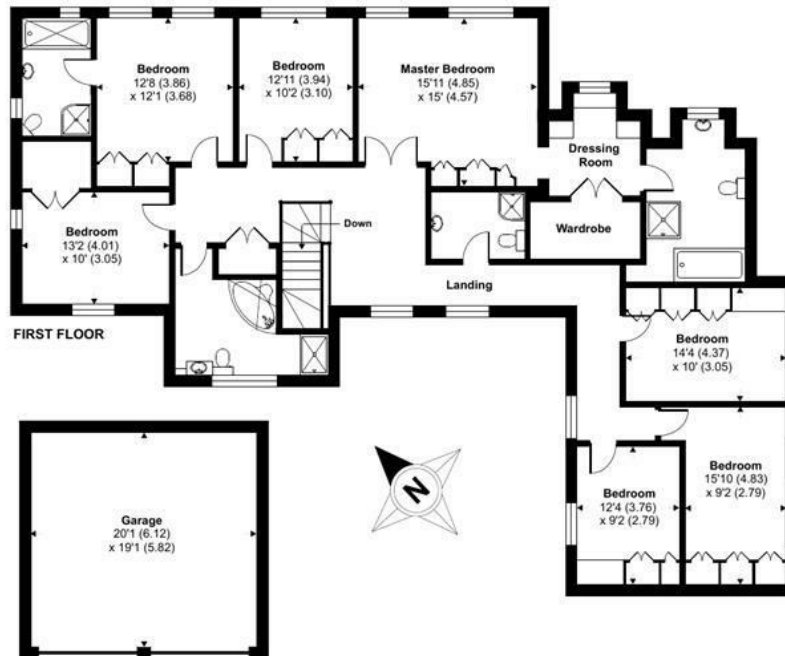




Hamlyn Close, Edgware, HA8

Approximate Area = 4163 sq ft / 386.7 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Breslauer Ltd. REF: 832069

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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		