

Hartland Drive, Edgware
£975,000



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A beautifully maintained five-bedroom detached family home offering spacious and versatile accommodation, a stunning mature rear garden and excellent potential for future extension, ideally situated in a sought-after Edgware location.

Situated on a generous plot in one of Edgware's most established residential roads, this well-presented five-bedroom detached family home offers approximately 1,697 sq ft of versatile accommodation, complemented by a mature rear garden, conservatory and excellent potential for future enlargement, subject to the necessary planning permissions.

The ground floor is centred around an impressive through reception and dining room extending to over 27 feet, providing an excellent space for both everyday family living and entertaining. To the rear, a bright conservatory enjoys attractive views over the garden and provides a natural connection between the house and outside space.

The modern fitted kitchen features a comprehensive range of cabinetry, integrated appliances and ample worktop space, while a useful utility area and guest cloakroom add further practicality. A fifth bedroom on the ground floor provides valuable flexibility and would work equally well as a guest bedroom, home office,

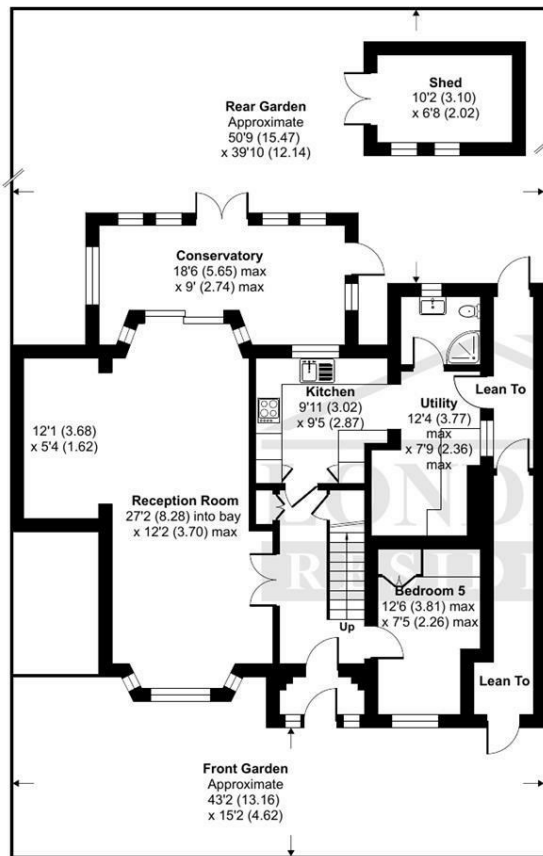
playroom or accommodation for multi-generational living.

On the first floor are four well-proportioned bedrooms and a family bathroom. A particularly appealing feature of the home is the excellent built-in storage, with fitted wardrobes to four of the five bedrooms.

Externally, the mature rear garden extends to approximately 50 feet and enjoys a high degree of privacy, with established trees, planting and hedging. A detached timber outbuilding provides useful additional storage, while the generous frontage offers off-street parking.

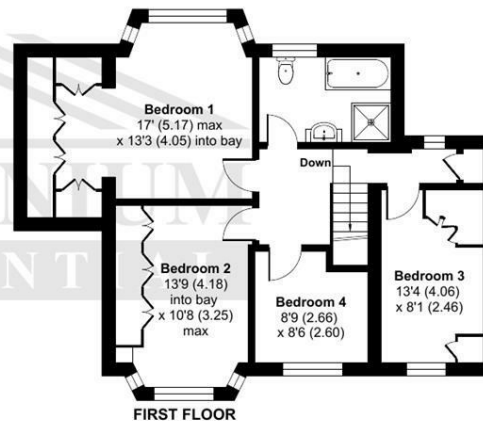
Ideally positioned for local schools, shopping facilities, places of worship and transport connections, this is a spacious and adaptable family home offering an excellent balance of comfortable accommodation, established outside space and further potential to enhance and extend, subject to the usual consents.





Hartland Drive, Edgware, HA8

Approximate Area = 1697 sq ft / 157.6 sq m (exclude lean to)
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 1764 sq ft / 163.8 sq m
 For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	