



Hazel Gardens, Edgware, HA8 8PB  
£1,295,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est.1981

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A stunning Heygate built five bedroom four bathroom family home, situated on the popular Hazel Gardens, within the Eruv. The ground floor boasts a new, beautifully appointed, open plan kitchen/breakfast room, triple reception room, utility room, guest wc and a guest suite (bedroom, ensuite and amenities), naturally lending itself to be used as an office or an additional reception room. Kitchen benefits from Neff appliances throughout, two sinks, two slide and hide ovens, matching integrated microwave, two integrated dishwashers (all brand new and installed in 2025).

Upstairs, the first floor comprises three bedrooms, family bathroom and ensuite shower room. The loft conversion boasts high ceilings, with a generously sized double bedroom with shower ensuite.

Easigrass, award winning artificial grass company, with a 10yr guarantee, as well as non slip composite decking. New block paving, space for four cars. Recent external solid wall insulation which drastically reduces energy bills. Comprehensive alarm system and cameras.

5 Bedrooms \* 4 Bathrooms \* Link Detached \* Large Entrance Hallway \* Open Plan Kitchen/Breakfast Room \* Triple Reception Room \* Artificial Grass & Composite Decking \* Off Street Parking

