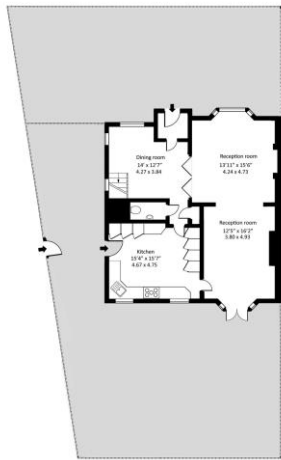




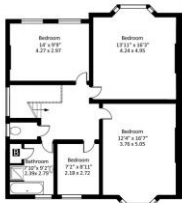
4 Bedroom Detached
Hale Lane
HA8

- Semi Detached House
- Four Double Bedrooms
- Scope to Extend SSTP
- Large Rear Garden

Price: £1,150,000
Freehold



Hale Lane, HA8



Approx gross internal area : 1734 sq ft - 161.1 sq m



Measured in accordance with BS8541. All dimensions are approximate and subject to change without notice. The floor plan is illustrative only and does not constitute an offer of a contract.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

We are delighted to present this spacious four double bedroom family home offering over 1,730 sq ft of well-arranged accommodation across two floors. Situated on the sought-after Hale Lane, the property features a bright and expansive open-plan reception and dining area, perfect for modern family living, with direct access to a private rear garden. Further benefits include a fully fitted kitchen, a contemporary family bathroom, and generous room proportions throughout. The home offers excellent potential to extend to the rear and possibly into the loft (subject to the necessary consents), providing an exciting opportunity to further enhance the space. Ideally located within walking distance of local shops, cafes, and amenities, the property falls within the catchment area for several highly regarded schools and is conveniently positioned for transport links from Mill Hill Broadway and Edgware. Offered as a freehold, this attractive

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.