



**FLAGSTONES**  
PROPERTY GROUP



543222 Hamlyn Close, Edgware, HA8 8DB  
£2,250,000



5432222 Hamlyn Close, Edgware, HA8 8DB

**£2,250,000**

A substantial and beautifully positioned detached freehold residence extending to approximately 4,163 sq ft, set within a peaceful cul-de-sac and offering exceptional privacy and security.

This impressive home is approached via a generous driveway providing parking for multiple vehicles, complemented by a double garage. Internally, the property features a superb double-aspect 25ft reception room, creating a bright and expansive living and entertaining space.

To the rear, a large mature garden enjoys uninterrupted green belt views, offering a rare combination of tranquillity and outlook.

Further benefits include chain-free status and significant scope to extend (STPP), presenting an outstanding opportunity for purchasers to enhance and personalise the property to their own requirements.

**Description**



**Situation**

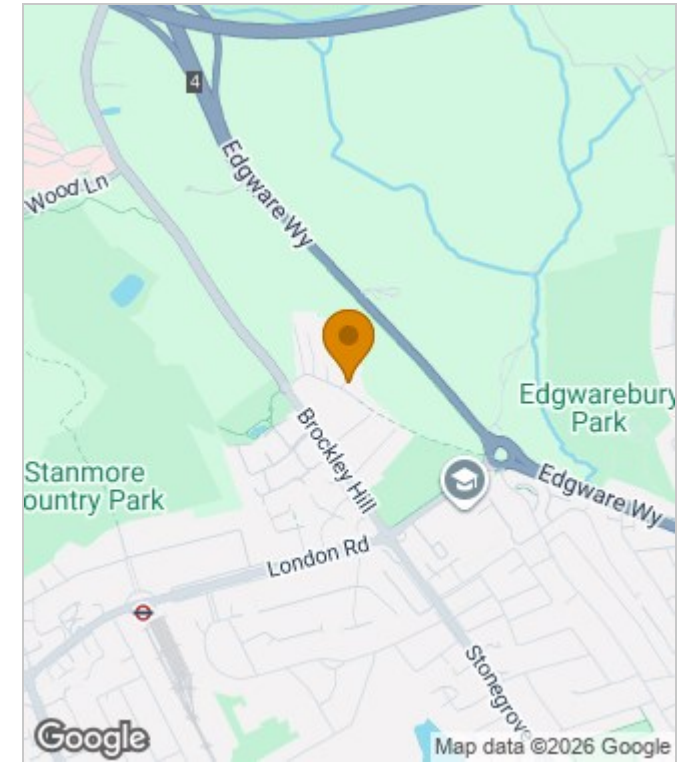


null  
Council Tax Band:  
Available:

## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 104, 14 Havelock Place Harrow, London, HA1 1LJ

Tel: 0208 488 6296 Email: [info@flagstonespg.co.uk](mailto:info@flagstonespg.co.uk) [www.flagstonespropertygroup.co.uk](http://www.flagstonespropertygroup.co.uk)