



5 Larkspur Grove, Edgware
£630,000

JOSEPH SCOTT



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Joseph Scott Presents –

Set within a peaceful cul-de-sac, this beautifully presented three-storey townhouse offers contemporary living with generous space throughout, just 1.0 mile from Edgware Station (Northern Line).

The ground floor features a spacious open-plan kitchen, dining and living area finished to a modern standard, with sleek high-gloss cabinets and polished flooring. Full-width patio doors open onto a rear garden with a raised patio area, artificial lawn and side access – ideal for both entertaining and family use. A downstairs WC and large utility/store room provide added convenience.

The first floor offers a bright second reception room, perfect as a formal lounge or home office, alongside a well-proportioned bedroom. The top floor features two further double bedrooms, including a spacious principal bedroom with fitted wardrobes and a modern en-suite, as well as a stylish family bathroom.

Externally, the property benefits from off-street parking to the front and is located in a well-maintained, quiet development with excellent access to local schools, transport links and green spaces.

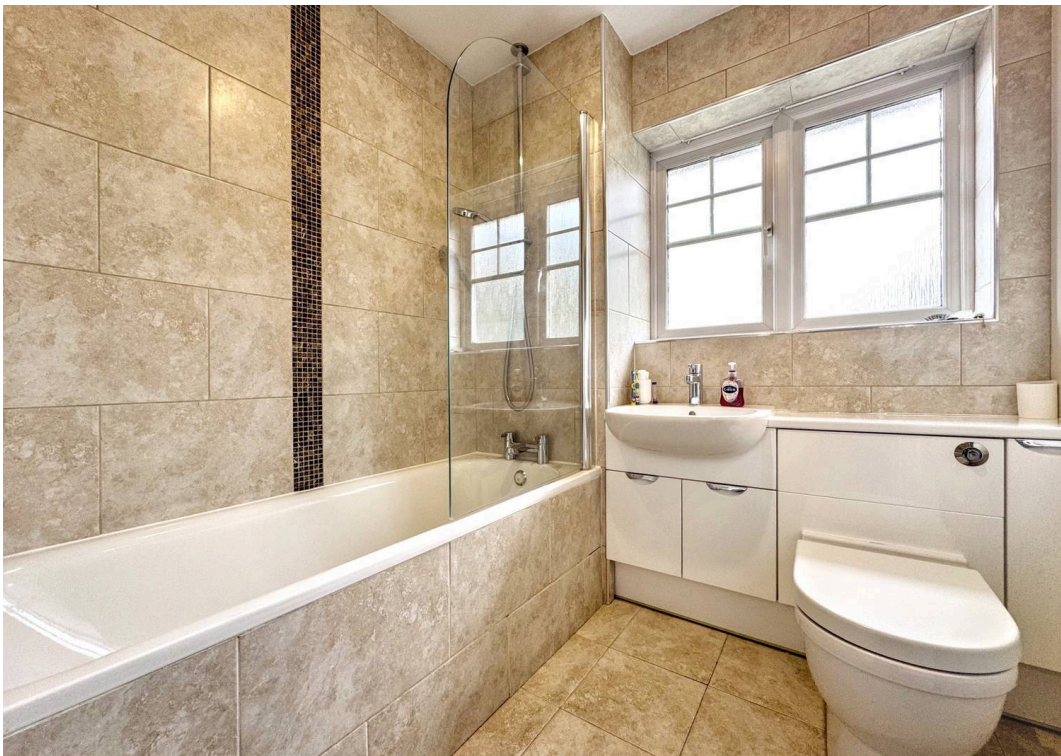
This home combines contemporary finishes with flexible living, making it ideal for growing families or professionals seeking a well-connected and peaceful location.

Council Tax band: F

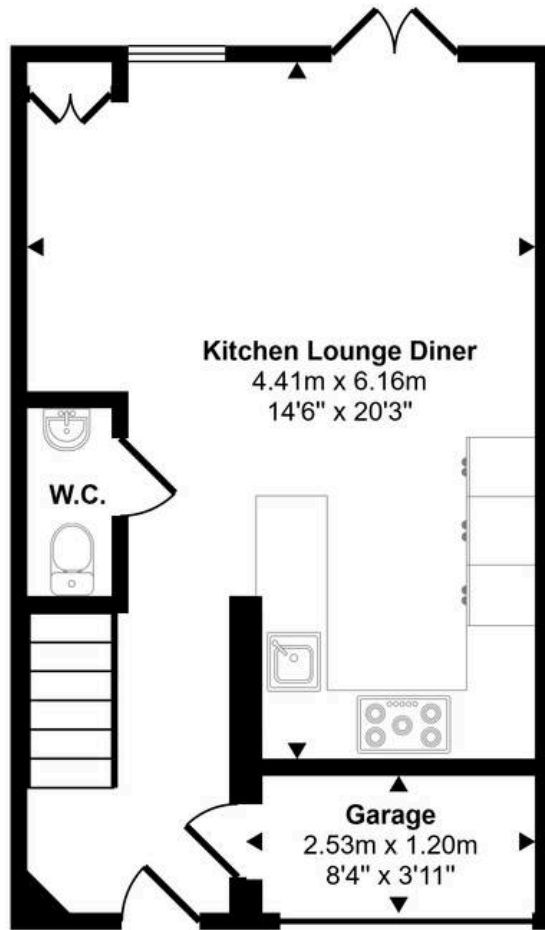
Tenure: Freehold

EPC Energy Efficiency Rating: C

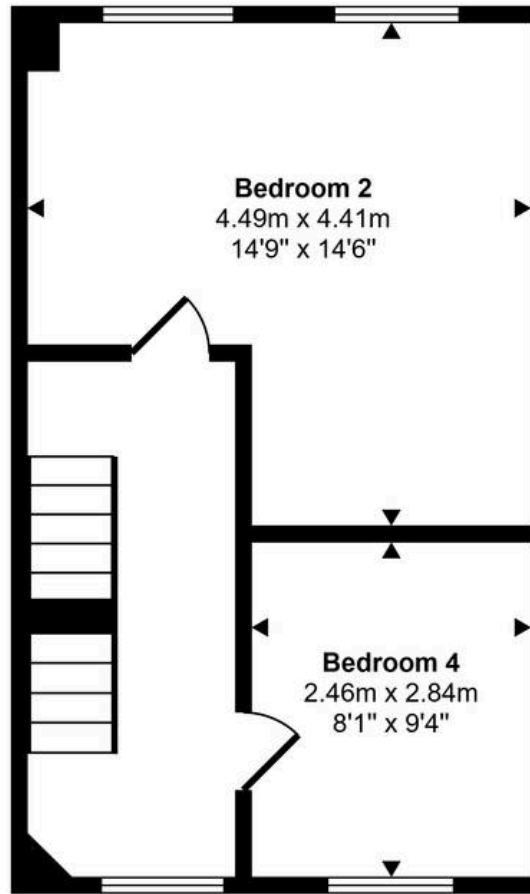
EPC Environmental Impact Rating: D



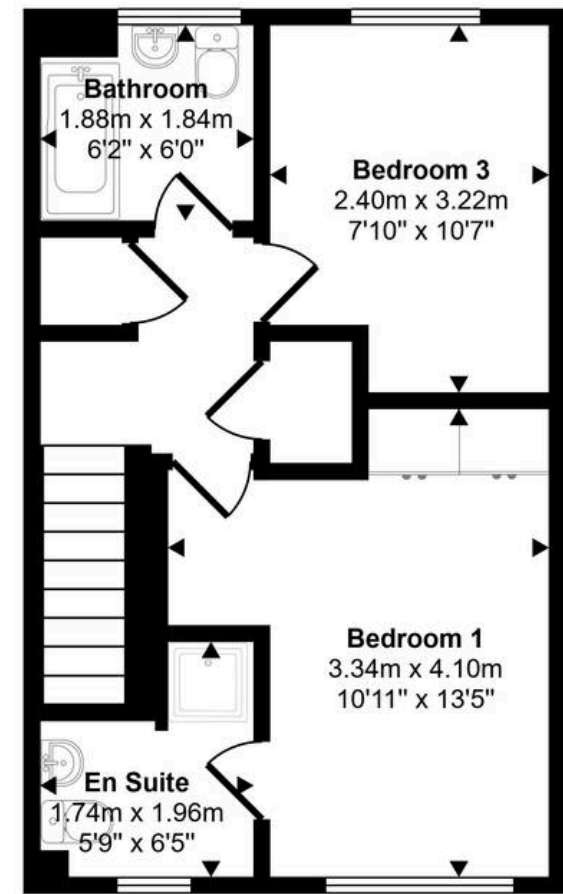
Approx Gross Internal Area
99 sq m / 1070 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 33 sq m / 357 sq ft



Second Floor
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.