

The Grove Edgware, HA8



D
DANI DENBY

- Refurbished Throughout
- Potential To Extend
- Large Garden
- Three Double Bedrooms
- Double Reception Room
- Off Street Parking

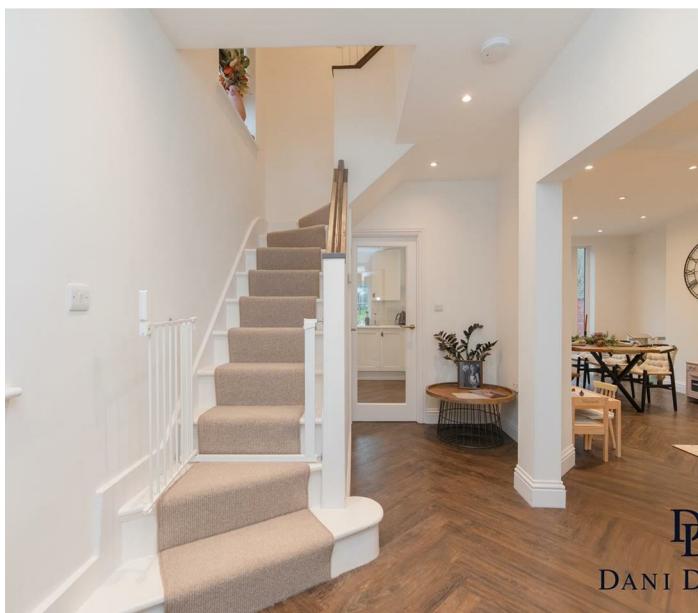
A beautifully presented three bedroom semi-detached family home located in the heart of Edgware. The property has been fully refurbished to a high standard, offering bright and modern living spaces throughout. This home also provides an excellent opportunity for further development, with substantial scope to extend to the side, rear, and into the loft (subject to planning permission).

The ground floor comprises a welcoming entrance hallway leading to a spacious and bright double reception room, ideal for family living and entertaining. The kitchen is finished to a high standard with high-quality finishes.

On the first floor, there are three generously sized double bedrooms and a modern family bathroom.

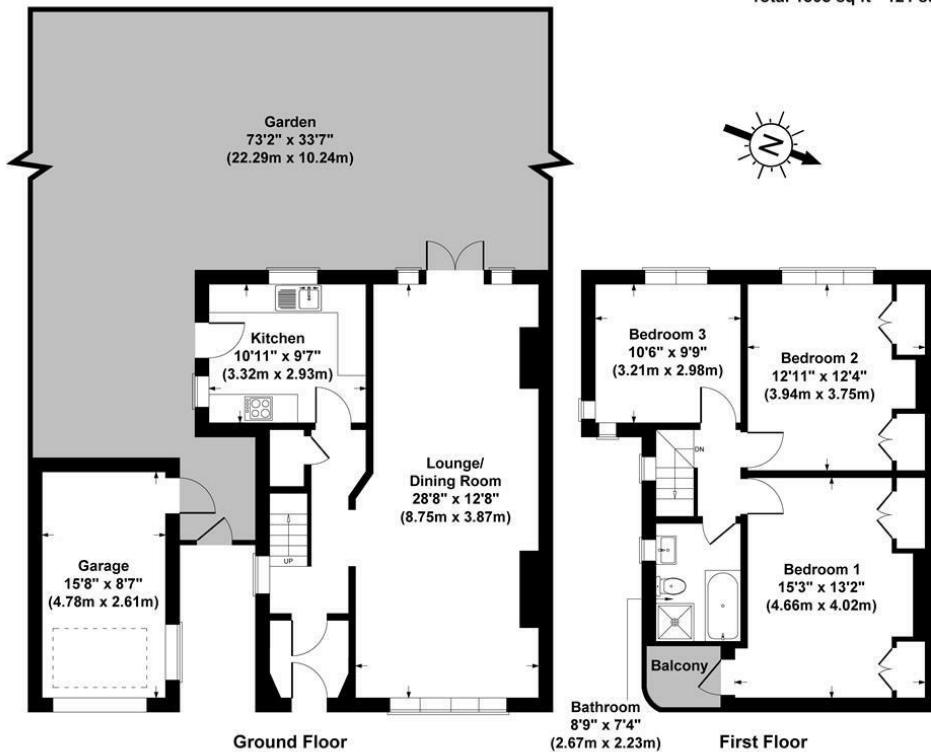
Externally, the property benefits from a large rear garden, a garage and off street parking.

Asking price £750,000



The Grove, Edgware HA8 9QA

Gross Internal Area
 House - 1169sq ft / 108 sq metres
 Garage - 134 sq ft / 12.4 sq metres
 Total 1303 sq ft - 121 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

D
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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	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	