



## Whitchurch Gardens

Edgware

£800,000

A detached house on a spacious plot with Davidson Frost-Wellings.

This three bedroom house is available in original 1930s condition and offers an excellent opportunity for someone to develop into a modern family home on a residential no-through road close to Canons Park.

On the ground floor the house has three reception rooms, a spacious hallway, a separate kitchen and an integrated garage. On the first floor there are two double bedrooms with access to built-in storage space, an additional third bedroom, plus a family bathroom.

Harrow Council Tax Band F.

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedrooms
  - Requires modernisation
  - Detached house
  - Spacious plot
  - Multiple reception rooms
- Freehold



3



1

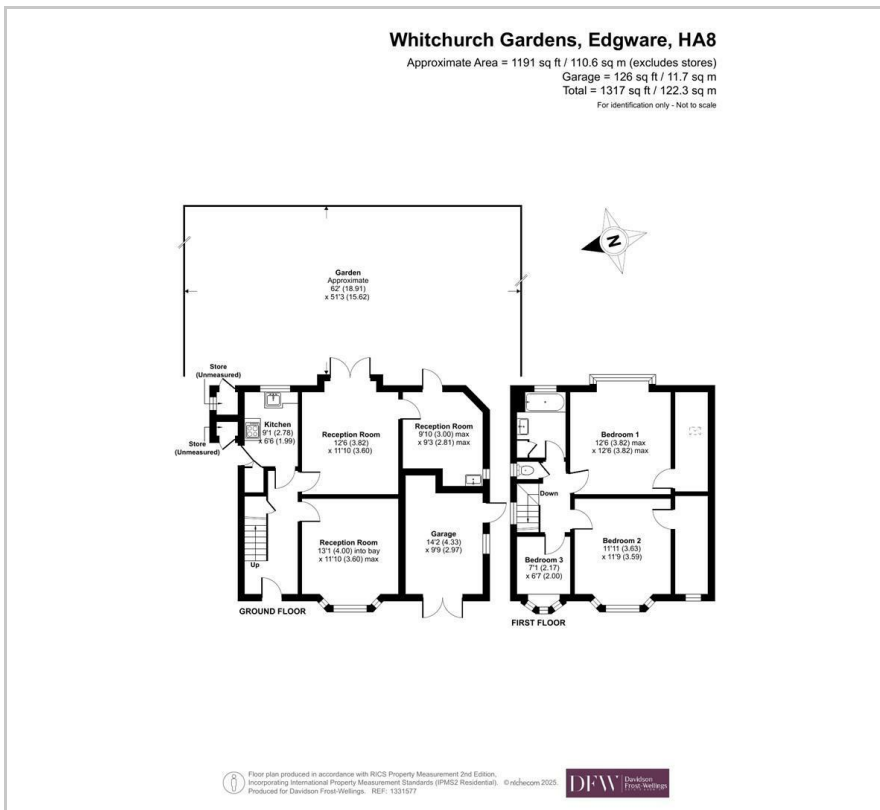


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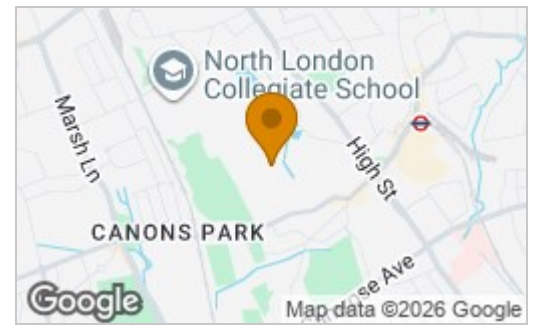


E

## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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