



40 Wenlock Road, Edgware, Middlesex, HA8 9JF

A STUNNING FOUR DOUBLE BEDROOM, TWO BATHROOM GATED FAMILY HOME We are delighted to have been favoured with instructions to bring to the market this magnificent corner property located within easy reach of shops, amenities, schools and transport links.

The property briefly comprises of a large enclosed seated porch leading to the inner hallway with floor to ceiling fitted cupboards, a large open plan lounge with underfloor heating leading to a modern kitchen area, a modern ground floor shower room, a ground floor double bedroom with fitted wardrobes, three further first floor double bedrooms, two of which also benefitting from fitted wardrobes and a modern family bathroom.

Externally, the front of property benefits from secure electric gated parking along with an additional open parking space and the rear garden is paved for easy maintenance.

- STUNNING FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- EXTENDED TO THE REAR
- OPEN PLAN KITCHEN/LIVING ROOM
- UNDER FLOOR HEATING
- FITTED WARDROBES
- LARGE SEATED PORCH
- LARGE COMMANDING CORNER PLOT
- ELECTRIC GATED OFF STREET PARKING

£599,950

Wenlock Road, Edgware, HA8

Approximate Area = 1047 sq ft / 97.2 sq m
 Outbuilding = 68 sq ft / 6.3 sq m
 Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale

Ground Floor:

- Garden: Approximate 38'11" (11.65) x 21'9" (6.62)
- Kitchen / Dining / Reception Room: 21'3" (6.48) x 16'10" (5.75) max
- Bedroom 2: 12'6" (3.81) x 9'2" (2.79)
- Porch
- Bathroom
- Upstairs

First Floor:

- Bedroom 1: 13'3" (4.03) x 12'9" (3.88) max
- Bedroom 3: 12'6" (3.87) x 9'4" (2.84)
- Bedroom 4: 10'3" (3.13) x 7'9" (2.37)
- Bathroom
- Downstairs

Outbuilding: APPROX FLOOR AREA (68 SQFT)

Shed: 8'11" (2.71) x 7'8" (2.34)

Ground Floor APPROX FLOOR AREA (612 SQFT)

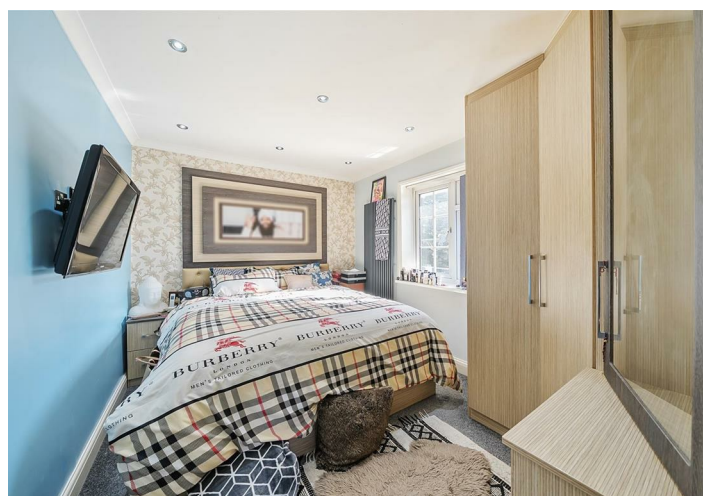
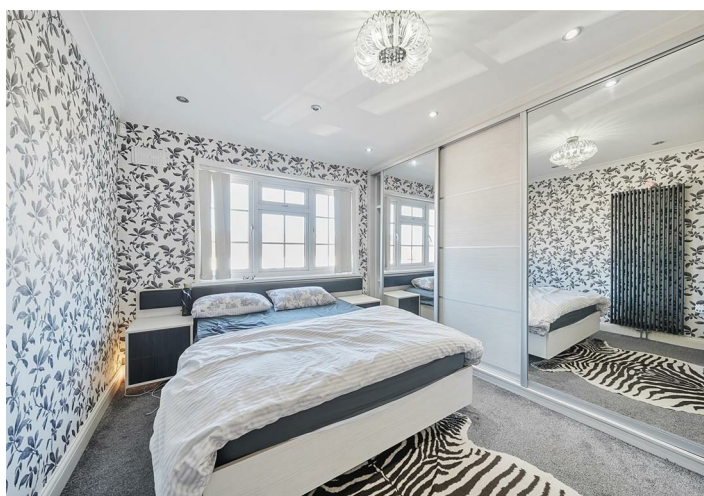
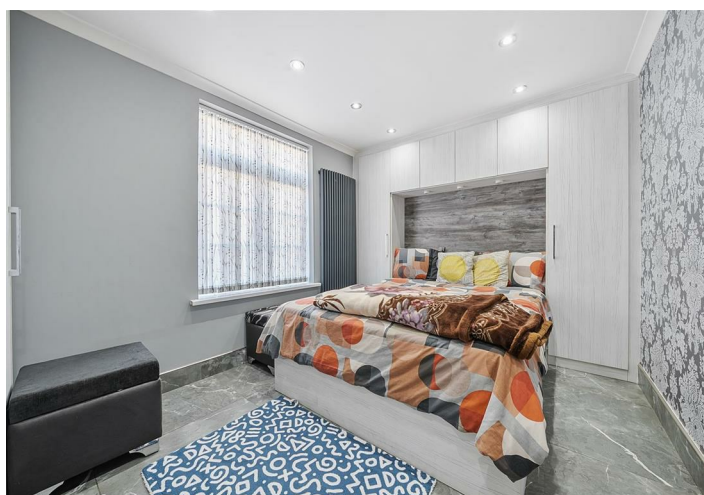
First Floor APPROX FLOOR AREA (435 SQFT)

Bryan Maher & Co ESTATE AGENTS & VALUERS

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Bryan Maher & Co., REF: 1266836 © richreem 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



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