



## Woodstead Grove

Edgware

£1,100,000

A five bedroom, detached house available with Davidson Frost-Wellings chain free, on a quiet cul-de-sac in Canons Park.

On the ground floor is a well equipped family kitchen with large island unit and breakfast bar, as well as a separate dining room and formal living room with bay window and fireplace. There is also a tiled porch and hallway, a downstairs WC and a garden room currently set up as a utility room and gym.

Upstairs on the first floor are four bedrooms, including the master bedroom with En Suite bathroom as well as an additional family bathroom. The loft room has been converted to offer a fifth bedroom or a large home office.

The garden is private and low maintenance with side access from the front of the property, with a brick built shed.

Woodstead Grove is a quiet residential, no-through road off Whitchurch Lane, within ten minutes of both Canons Park (Jubilee Line) and Edgware (Northern Line) stations and close to local schools, shops and transport links.

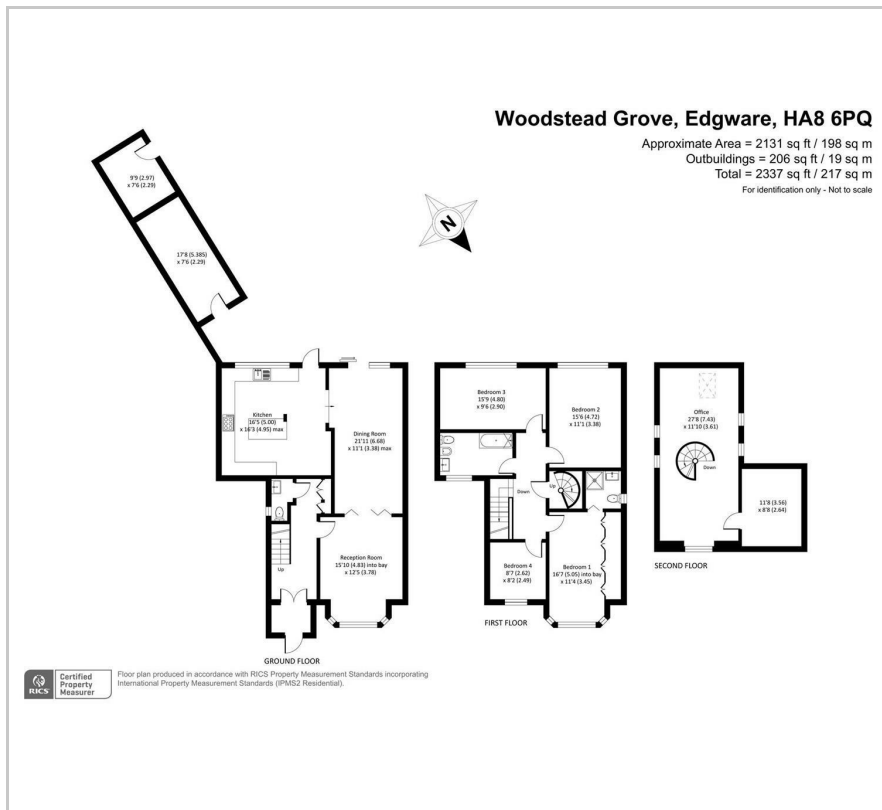
Harrow Council Tax Band F

### Viewing

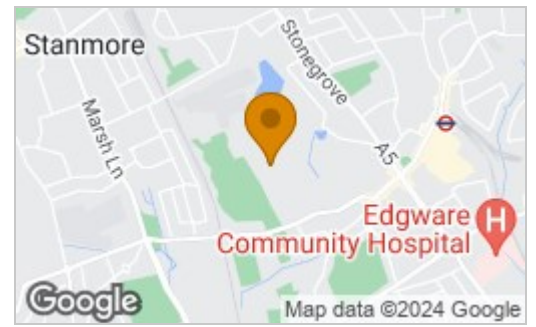
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Five Bedrooms
- Private Rear Garden
- Chain Free
- Peaceful Location
- Off Street Parking
- Detached Freehold

# Floor Plan

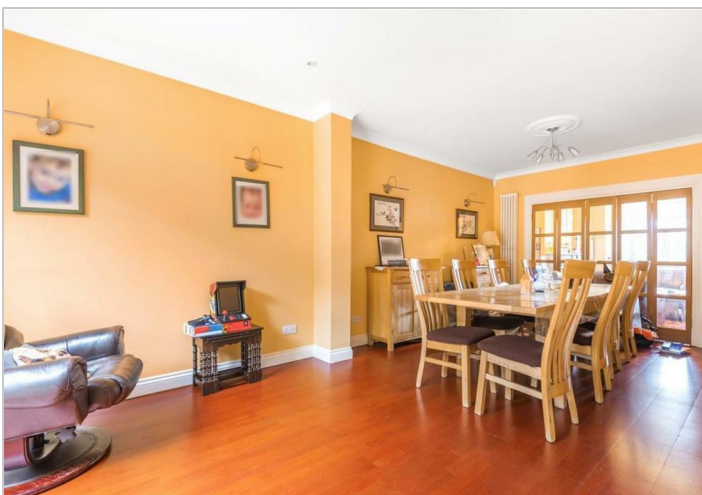


# Area Map



## Energy Efficiency Rating

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



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