

Whitchurch Gardens

Edgware, HA8 6PF



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



Whitchurch Gardens

Edgware, HA8 6PF

£800,000

- Substantial Semi detached house
 - Living room
 - Dining room
 - Kitchen
 - Conservatory
 - Five bedrooms
 - Bathroom
 - 120ft rear garden





Whitchurch Gardens

Edgware, HA8 6PF

JW & Co proudly presents this substantial FIVE BEDROOM SEMI DETACHED FAMILY HOME ideally situated on the highly coveted Whitchurch Gardens in Edgware. Nestled within walking distance of both Canons Park and Edgware tube stations, and within the catchment area of several outstanding schools, this property boasts a rare feature: direct access to Canons Park through its own private gate.

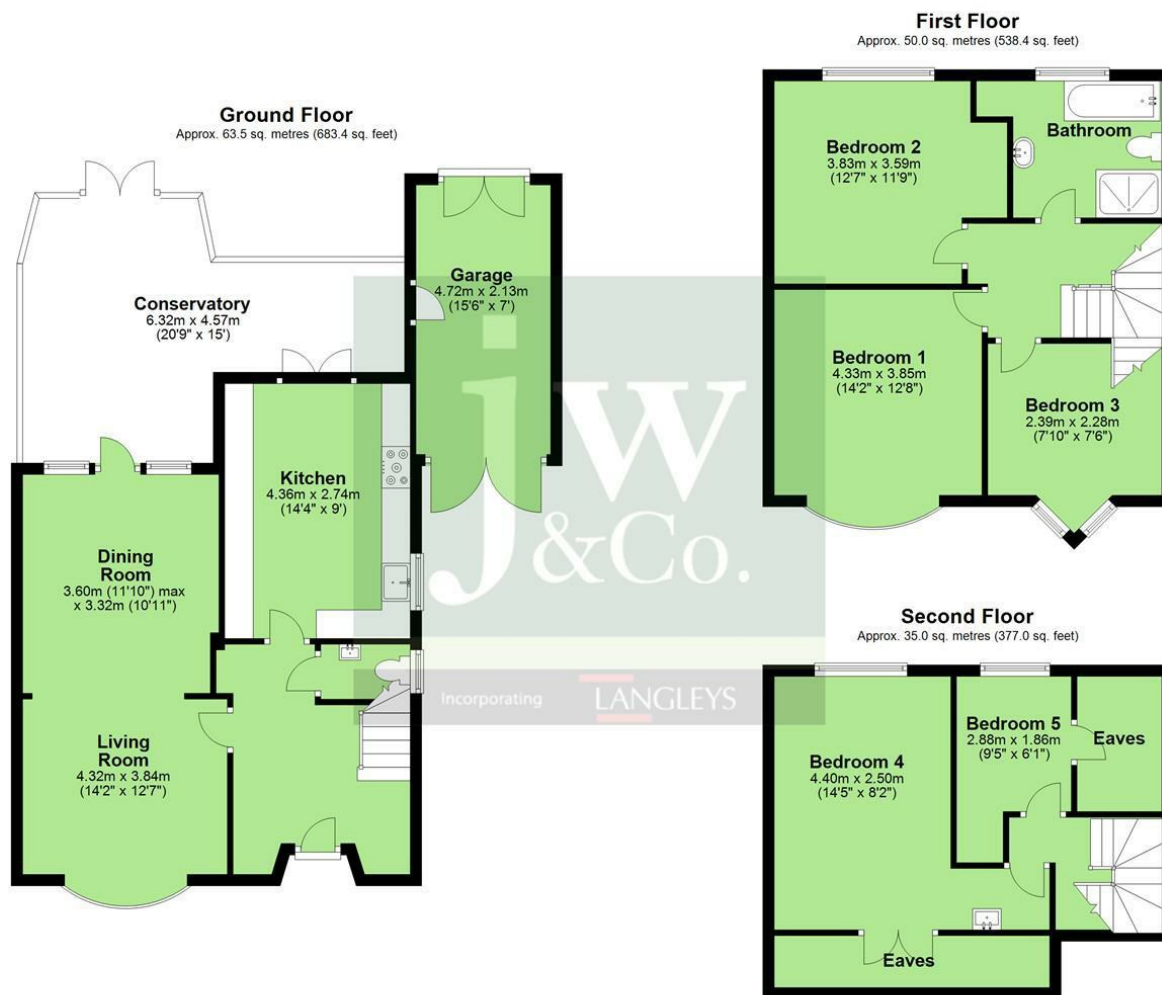
This residence presents an unparalleled opportunity to create an ideal forever family home in one of the area's most sought-after locations.

The accommodation features a spacious living room, dining room, large kitchen, and a generously sized conservatory, complemented by a guest cloakroom. Upstairs, spread across two floors, are five well-proportioned bedrooms and a large family bathroom.

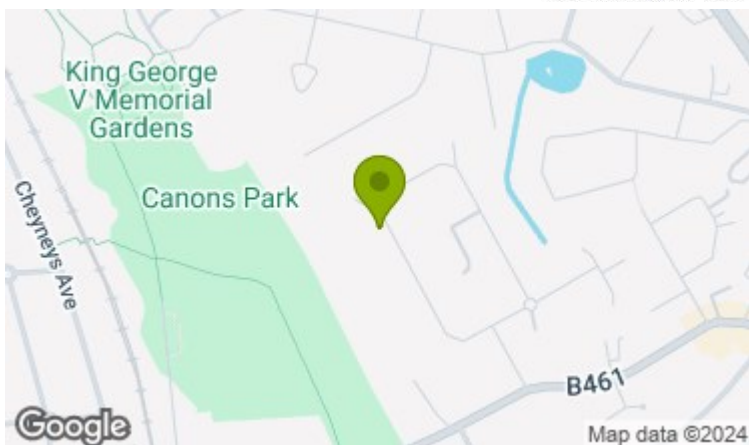
Outside, the south-west facing 120ft garden provides extensive outdoor space, complete with a patio, expansive lawn area, shed, and direct access to the garage.



JW&Co Bushey Village
 80 High Street, Bushey Village, Hertfordshire, WD23 3HD
 0208 950 3434
 bushey@jwandco.co.uk



Total area: approx. 148.5 sq. metres (1598.8 sq. feet)



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		
		73
	56	
England & Wales	EU Directive 2002/91/EC	

Living room
 14'2 into bay x 12'7 (4.32m into bay x 3.84m)

Dining room
 11'10 x 10'11 (3.61m x 3.33m)

Kitchen
 14'4 x 9' (4.37m x 2.74m)

Conservatory
 20'9 x 15' (6.32m x 4.57m)

Garage
 15'6 x 7' (4.72m x 2.13m)

Bedroom One
 14'2 into bay x 12'8 (4.32m into bay x 3.86m)

Bedroom Two
 11'9 x 12'7 into wardrobes (3.58m x 3.84m into wardrobes)

Bedroom Three
 7'10 x 7'6 (2.39m x 2.29m)

Bedroom Four
 14'5 x 8'2 (4.39m x 2.49m)

Bedroom Five
 9'5 into recess x 6'1 (2.87m into recess x 1.85m)

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.