

Whitchurch Gardens

Edgware, HA8 6PF



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



Whitchurch Gardens

Edgware, HA8 6PF

Offers In Excess Of £750,000

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





Whitchurch Gardens

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**** CHAIN FREE **** 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.

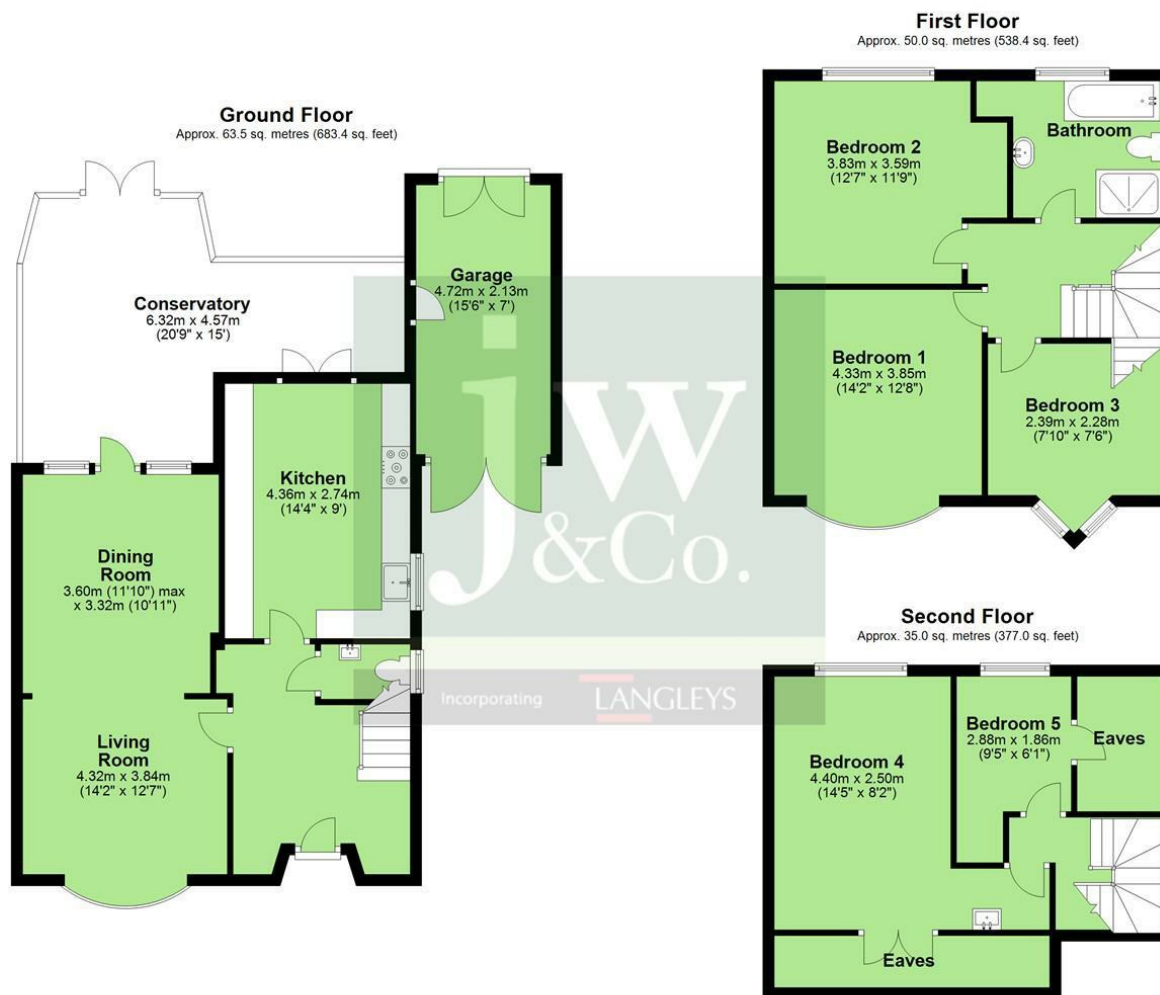
Outside, the south-west facing 120ft garden provides extensive outdoor space, complete with a patio, expansive lawn area, shed, and direct access to the garage.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.





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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)

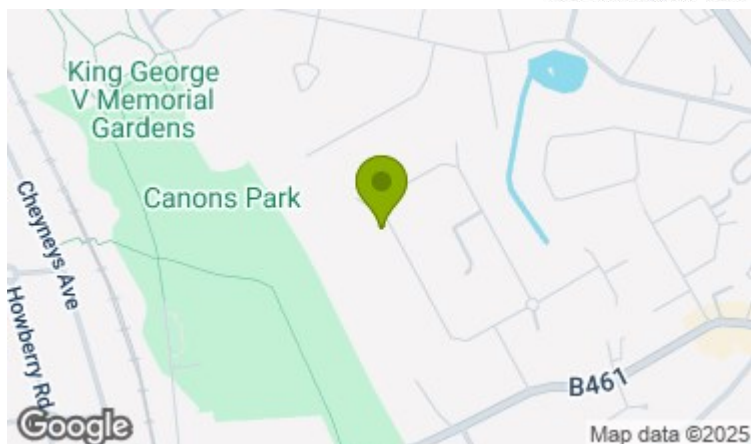
Bedroom One
14'2 into bay x 12'8 (4.32m into bay x 3.86m)

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)



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

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