



House - End Terrace FREEHOLD

# WOLSEY GROVE, EDGWARE

Offers Over

## £520,000

| Energy Efficiency Rating                           |         |                            |
|--|---------|----------------------------|
|  | Current | Potential                  |
| <i>Very energy efficient - lower running costs</i> |         |                            |
| (92 plus) <b>A</b>                                 |         | 87                         |
| (81-91) <b>B</b>                                   |         |                            |
| (69-80) <b>C</b>                                   | 69      |                            |
| (55-68) <b>D</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<br>2002/91/EC |





# 3 Bedroom House - End Terrace located in London

- Large Garden - Maxwell Estates is delighted to present this charming 3-bedroom end-terraced house located in the sought-after neighbourhood of Wolsey Grove, HA8. This well-maintained property offers an excellent opportunity for families and investors alike, featuring spacious interiors and a generously sized garden.

The ground floor comprises a welcoming entrance porch leading to a bright and airy living room, the adjoining kitchen is well-equipped with a good sized dining area and overlooks the large garden, ideal for outdoor entertaining, gardening, or simply relaxing in a private space also located on the ground floor a large family bathroom.

Upstairs, you'll find three comfortable bedrooms with ample storage space and an ensuite W/C with the master bedroom.

The property benefits from being an end-terrace, offering more privacy and outdoor space compared to mid-terrace homes. With potential for further extensions (subject to planning permission), this home provides an exciting opportunity for future growth.

Conveniently located close to excellent local amenities, schools, parks, and transport links, making it a fantastic option for those looking to settle in a well-connected yet peaceful area.

Don't miss out on this wonderful opportunity. Contact Maxwell Estates today to arrange a viewing and explore the potential of making this house your new home!



Call us on

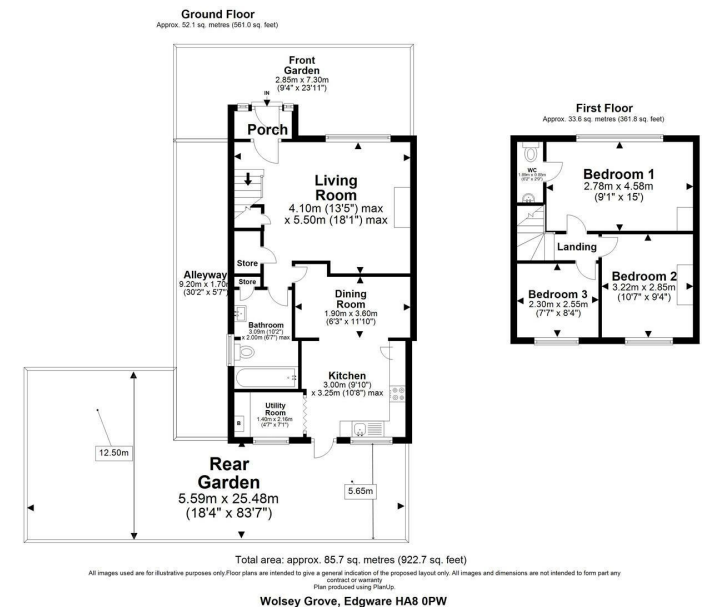
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Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

