

Mowbray Road Edgware, HA8



DANI DENBY

- Detached House
- Basement with Direct Garden Access
- Solid Maple Wood Flooring
- Study
- Four Bedrooms
- Chain Free
- Three Bathrooms
- Off Street Parking

Tucked away on the highly desirable Mowbray Road, this substantial family home offers expansive living accommodation arranged over four thoughtfully designed floors.

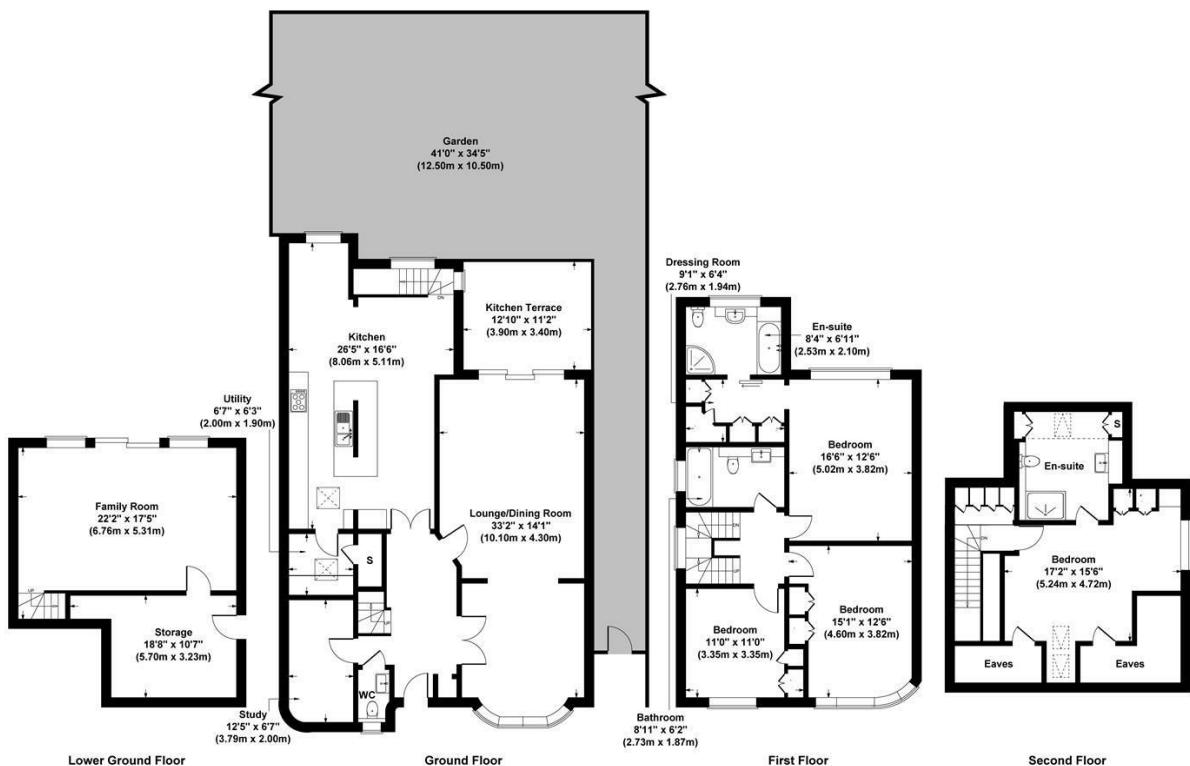
The heart of this home is the beautifully designed Italian kitchen, featuring premium granite worktops and integrated Miele appliances. Both the kitchen and the bright, dual-aspect double reception room which is finished with solid maple wood flooring, offer direct access to a private terrace, ideal for al fresco dining. This floor further benefits from a dedicated home office/study, a separate utility room, and a guest WC.

The lower level opens into a generous basement room with direct garden access. This versatile space is perfectly suited as a secondary lounge, cinema room, or games area.

The first floor features three double bedrooms and a family bathroom, including a luxurious master suite complete with a walk-in wardrobe and en-suite bathroom. The second floor offers a further large double bedroom with an en-suite bathroom.

Asking price £1,200,000





All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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 | |