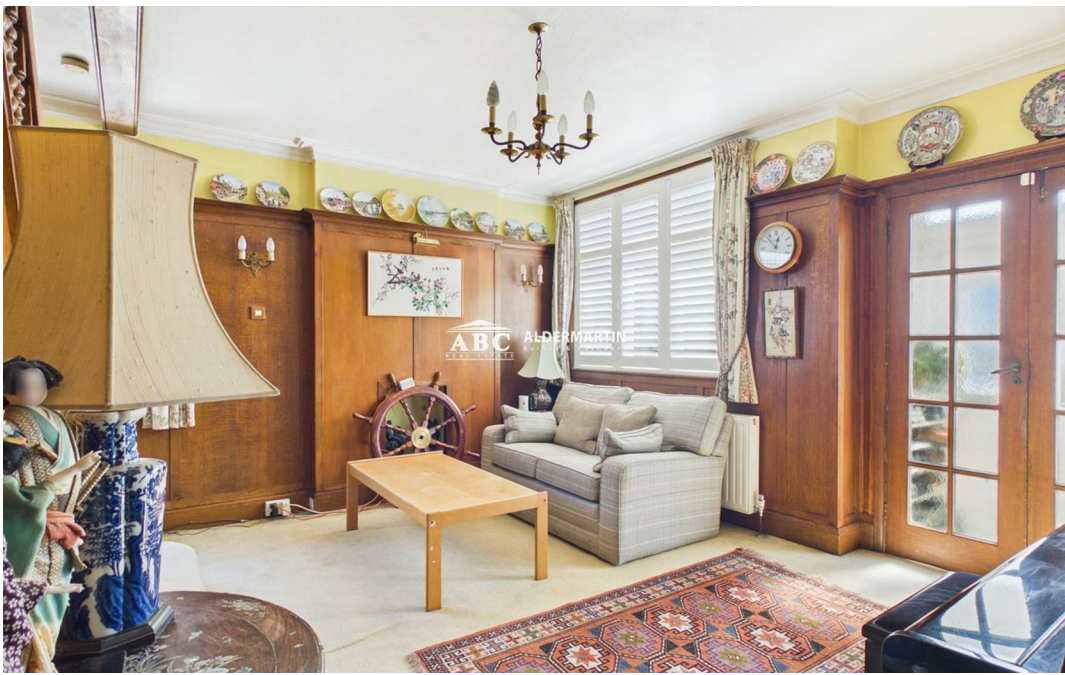


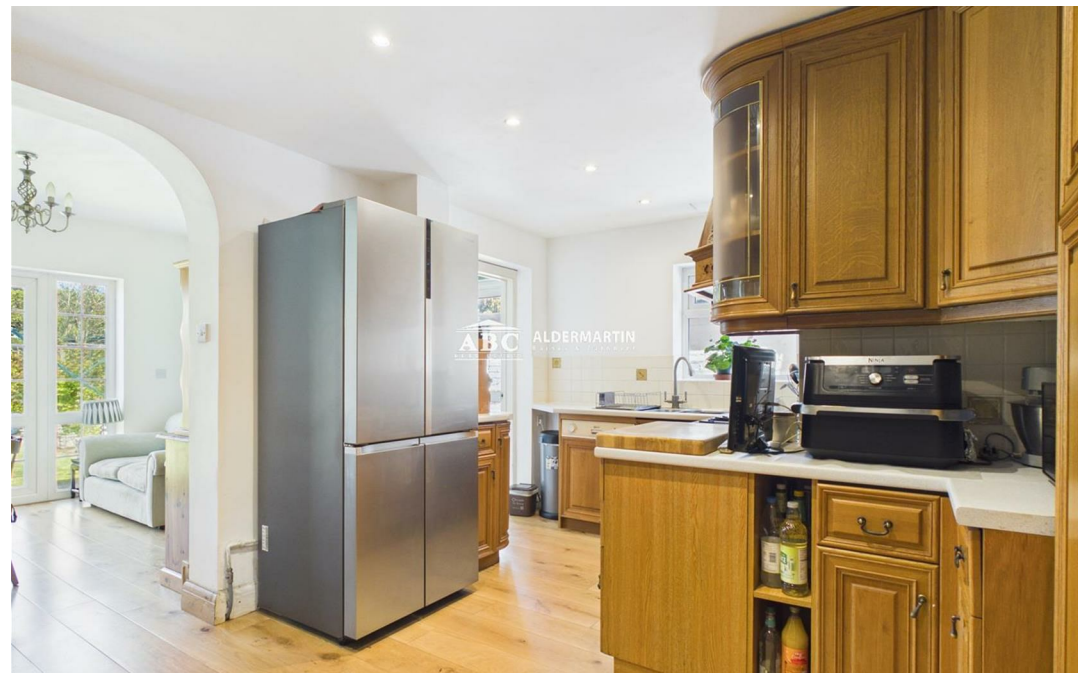


**Park Grove, Edgware HA8 7SJ**

**£999,999**  
**Freehold**







- DETACHED FAMILY HOME
- SEPERATE KITCHEN
- GARAGE
- EPC RATING D - COUNCIL TAX BAND G

- FOUR BEDROOMS (THREE DOUBLES)
- FOUR BATHROOMS (TWO ENSUITES)
- PRIME LOCATION

- FIVE RECEPTION ROOMS
- BEAUTIFUL 90 FOOT REAR GARDEN
- GUEST WC + UTILITY ROOM

Nestled in Park Grove, one of Edgware's more popular tree lined residential roads, this delightful detached house offers a perfect blend of classic elegance and modern comfort. Built in 1935, the property boasts a generous living space of 1,851 square feet, making it an ideal family home.

Upon entering, you are greeted by a spacious reception hall that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining visitors. The house features four well-proportioned bedrooms, ensuring ample space for family members or guests. The two bathrooms are thoughtfully designed, catering to the needs of a busy household. The surrounding area of Edgware is known for its community spirit and convenient amenities, including local shops, schools, and parks, making it an excellent choice for families. With its charming character and spacious layout, this property presents a wonderful opportunity for those seeking a comfortable and stylish home in a desirable location.

Do not miss the opportunity to make this lovely house your own.

Approximate total area<sup>m</sup>  
1911 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	84

**ABC Hendon Sales**  
**020 8621 4000**  
**www.abcestates.co.uk**

