



**The Grove, Edgware. HA8 9QB**

**£799,950  
Freehold**







- 4 BEDROOM SEMI DETACHED FAMILY HOME
- CONSERVATORY
- GARAGE & SIDE ACCESS

- SEPARATE KITCHEN
- SPACIOUS RECEPTION HALL
- APPROXIMATELY 80FT REAR GARDEN

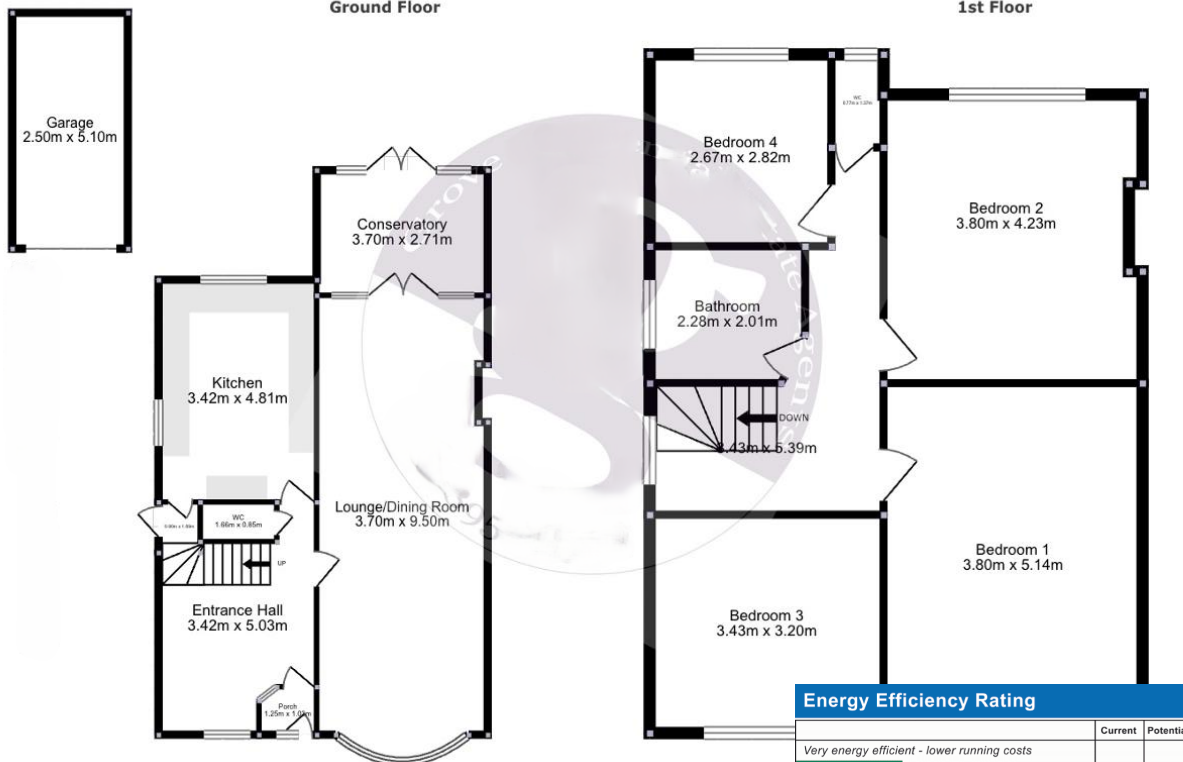
- DOUBLE RECEPTION ROOM
- SCOPE TO EXTEND AND ADD VALUE
- PRIME RESIDENTIAL ROAD

Total Floor Area  
92.49m<sup>2</sup>

Total Floor Area  
70.56m<sup>2</sup>

### Ground Floor

### 1st Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A larger than average 4 bedroom semi detached home with a garage to the side, offering further scope for extension to the side, rear and loft STPP.

Situated on this prime residential road, and located close to central Edgware, the property comprises of a through reception room, a conservatory, an eat in fitted kitchen, a guest WC and a garage.

On the first floor, there are 4 spacious bedrooms, a family bathroom and a separate WC.

It is within the Edgware Eruv and within walking distance to Station Road, with the Northern Line Underground Station, the Broadwalk Shopping Centre, and a multitude of shops and restaurants. Several Places of worship and excellent schools are also close by.

**Edgware**  
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