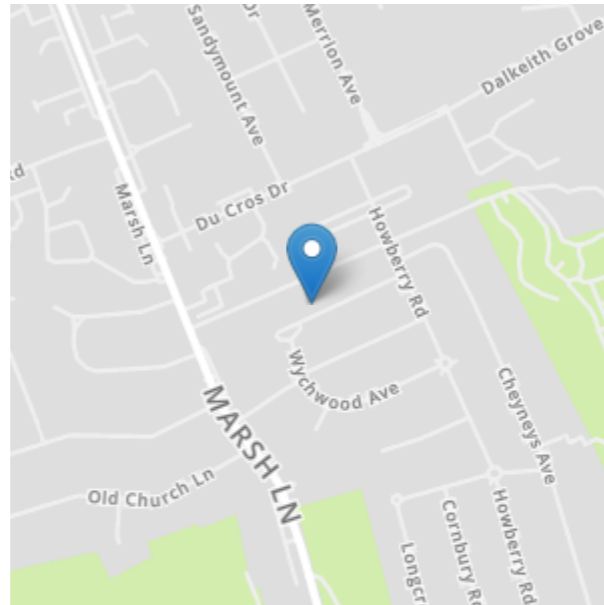


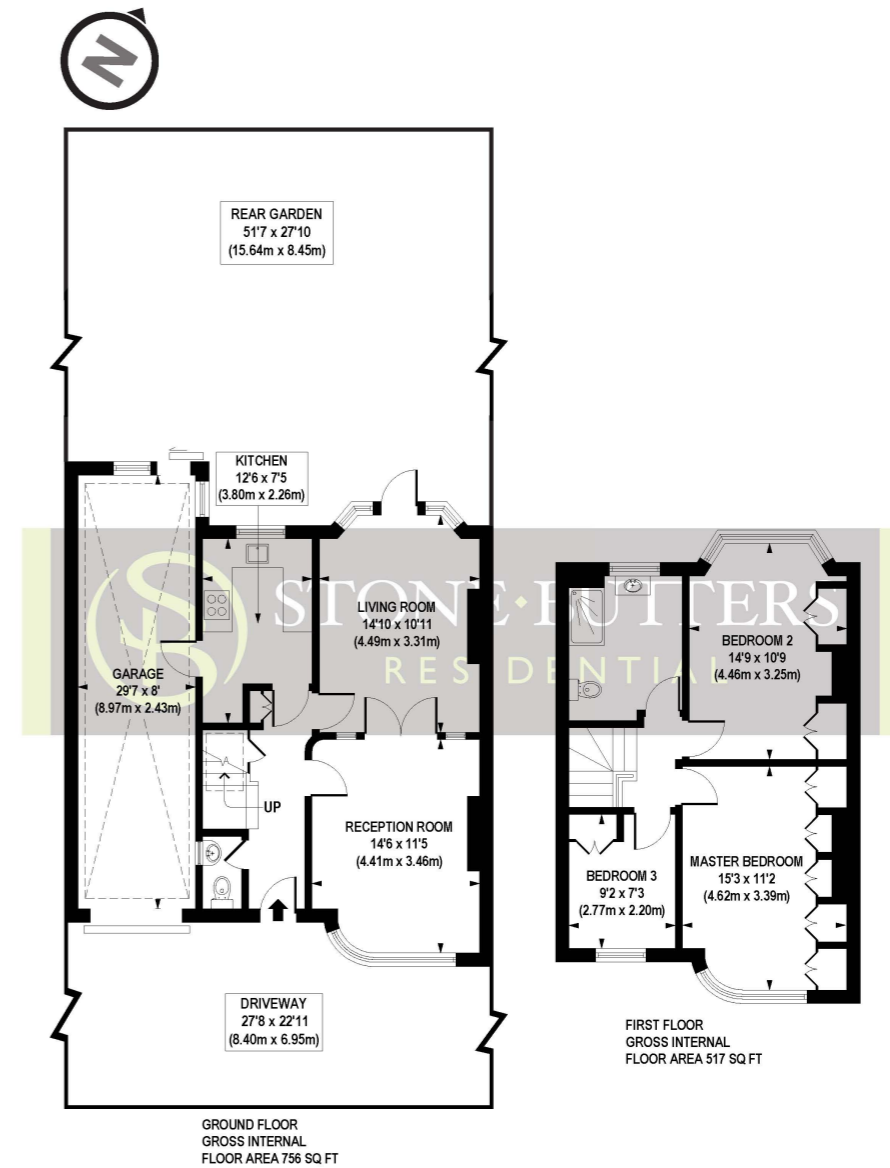
Edgware is a popular suburb in North West London situated 30 minutes from the City centre. Principally a shopping and residential area, it has excellent transport links via both Canons Park Jubilee & Edgware's Northern Line underground station and is ideal for drivers with its easy access to the M1 and M25. Wychwood Avenue is a 10 minute walk to Canons Park Jubilee Line train station and local amenities.



**Wychwood Avenue, Edgware. HA8 6TQ.
£675,000 Freehold**

A 3 Bedroom Semi Detached Property with own driveway being located close to Canons Park Jubilee line train station and local amenities. The house is offered CHAIN FREE and benefits include potential to extend creating a large family home (STPP), modern fitted kitchen and bathroom, double length carport and double glazed windows.

- Chain Free
- Double Glazed Windows
- Gas Central Heating
- Short Walk To Canons Park Tube
- Own Driveway - Space For Two Cars
- Three Bedroom Semi-Detached
- Modern Fitted Kitchen
- Spacious Accommodation Throughout
- Double Length Carport
- Viewing Highly Recommended



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 756 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 1274 sq. ft / 118.32 sq. m (Including Garage)
APPROX. GROSS INTERNAL AREA FLOOR 1027 sq. ft / 95.39 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



(Floor plans are not to scale and measurements are given for guidance only)