



Woodstead Grove, Edgware, HA8 6PQ

Must be seen £1,100,000 | 5 Bed | 2 Bath | 3 Reception

MAPESBURY

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Freehold

- Detached Family Home
- Private Driveway
- Loft Room/Guest Cloakroom
- Quiet Cul-de-Sac
- Saturday Viewings Available
- EPC Rating: E
- 5 Bed | 2 Bath | 3 Rec
- Rear Patio with Outhouse
- Large Kitchen with Island
- Close to Bus | Tube
- Close to Park | Schools
- Council Tax: F

Beautifully presented throughout, this stunning four-bedroom home is spread across three spacious floors, offering a bright and airy reception room, generously sized bedrooms, a large rear garden, and convenient off-street parking. Situated in a tranquil residential cul-de-sac in Canons Park, this exceptional detached property is perfect for family living.

The ground floor boasts a welcoming entrance hall, an expansive kitchen, a separate dining room, a front-facing reception room, and a convenient downstairs WC. The first floor features four well-proportioned bedrooms, including a master with an en-suite, along with a spacious family bathroom. The loft has been thoughtfully extended and is currently utilized as a stylish home office. Additional highlights of this home include its peaceful setting, ample off-street parking, a low-maintenance garden, and a large outbuilding, ideal for storage or a home gym.

Perfectly positioned, the property offers easy access to Canons Park Station (Jubilee Line) and Edgware Station (Northern Line), as well as renowned local schools, shops, and excellent transport links.

Woodstead Grove is a sought-after residential street, offering the perfect blend of suburban tranquillity and convenient access to nearby amenities and transport options, including Canons Park Underground Station.






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Approx Gross Internal Area = 177.1 sq m / 1906 sq ft

Eaves Storage/ RHH = 28.1 sq m / 302 sq ft

Outbuilding = 16.8 sq m / 181 sq ft

Total = 222 sq m / 2389 sq ft


 = Reduced headroom below 1.5m / 5'0"



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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