

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Wolmer Gardens, Edgware

4 Bed Detached

Council tax band: G Tenure: Freehold

**£1,150,000** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

t: 020 8958 8958  
f: 020 8958 2300  
e: [info@groveresidential.co.uk](mailto:info@groveresidential.co.uk)  
w: [www.groveresidential.co.uk](http://www.groveresidential.co.uk)

Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX





### Key Features

- 4 Bedroom Detached Home
- Corner Plot
- Modern kitchen/Breakfast Room
- Lounge/Dining Room
- Garage
- Carriage Driveway & Private Garden

### Summary

A handsome double fronted interior designed family home set on a prominent corner position in an enviable location on the Broadfields side of Edgware. The house was refurbished in 2016/2017 and is maintained to the highest of standards. Each room is particularly well proportioned and an internal viewing is highly recommended to exper

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.



297 Hale Lane t: 020 8958 8958  
Edgware f: 020 8958 2300  
Middlesex e: info@groveresidential.co.uk  
HA8 7AX w: www.groveresidential.co.uk

Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX

