



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71   C	82   B
39-54	E		
21-38	F		
1-20	G		

## The Grove, Edgware

4 Bed Semi-Detached

Council tax band: F Tenure: Freehold

**£950,000** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

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Company No: 9632012

VAT Reg. No: 217 0421 50

Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX



PROTECTED



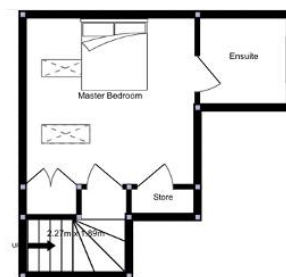
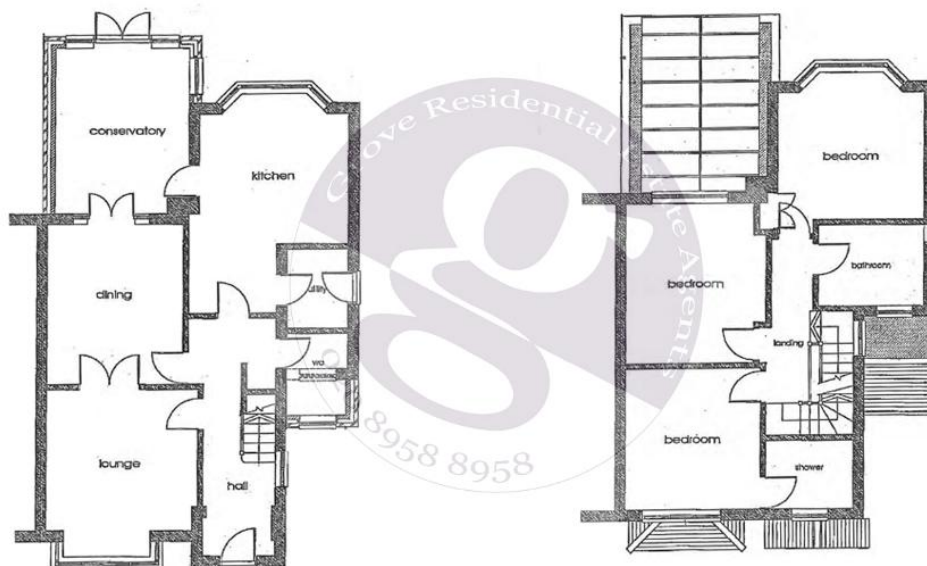
PROTECTED



Total Floor Area  
66.69m<sup>2</sup>

Total Floor Area  
58.88m<sup>2</sup>

Total Floor Area  
22.52m<sup>2</sup>



This floorplan has been prepared with all due care and attention, by Grove Residential for the convenience of intending buyers/tenants. Its accuracy is not guaranteed and it does not form any part of a contract. Purchasers/tenants should check by inspection its accuracy prior to signing a contract.

## Key Features

- 4 Bedroom Extended Semi Detached Home
- Dining Room & Living Room
- Eat In Kitchen & Utility Room
- 3 Bathrooms & Guest WC
- 4 Double Bedrooms
- Approx 60ft Rear Garden with Side Access

## Summary

A stunning 4 bedroom 3 bathroom double fronted semi detached family home situated on this popular road, within the Eruv. The eat in kitchen boasts solid oak fittings, granite worktops, a Rangemaster cooker as well as underfloor heating. Presented in immaculate condition throughout, this home benefits from high quality fixtures &

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