



46 Mount Grove, Edgware

Offers Over £675,000

JOSEPH SCOTT



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Joseph Scott Presents – A remarkable four bedroom semi detached house that has undergone significant development to create an ample amount of living space, including a separate annexe.

The interior design is in impeccable condition, and the contemporary kitchen is equipped with a wide range of floor and wall units. The property features four bedrooms, three reception rooms, three bathrooms, a spacious "eat-in" kitchen, a utility room, a guest WC and a garden room located at the rear of the extensive garden.

In total, the property spans over 1,600 square feet (151 square meters). Furthermore, there is still potential to further extend the property into the loft, pending planning consent.

Tenure: Freehold

Council Tax Band – D

Service Charge – £0 PA

Ground Rent – £0

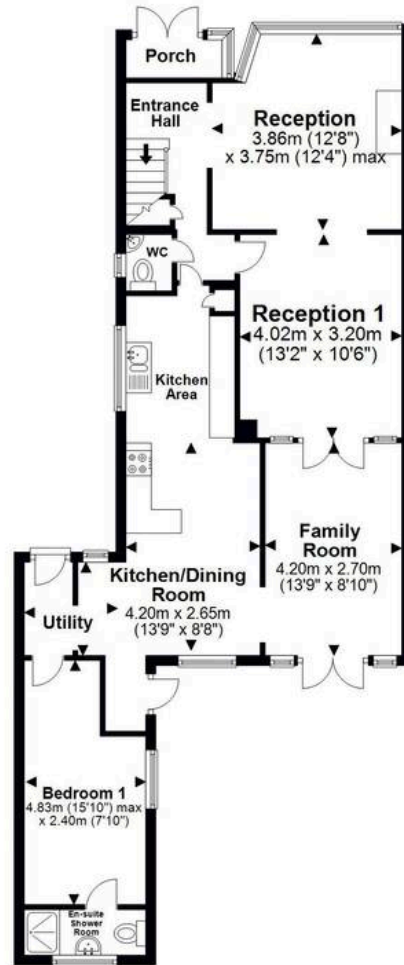
Council Tax band: TBD

EPC Energy Efficiency Rating: D

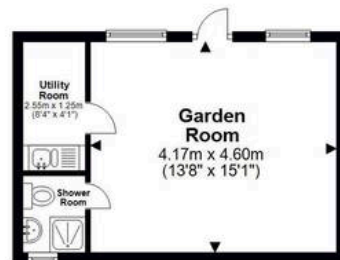
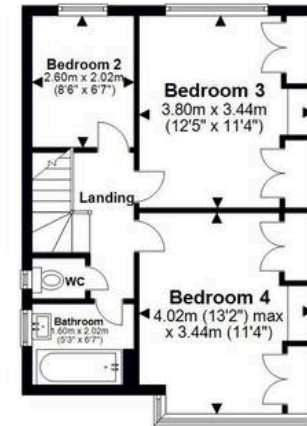
EPC Environmental Impact Rating: D



Ground Floor
Approx. 108.8 sq. metres (1171.6 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 151.1 sq. metres (1626.8 sq. feet)

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.
Plan produced using PlanUp.

Mount Grove, Edgware, HA8 9SX