



11 Mount Grove, Edgware  
£600,000

**JOSEPH SCOTT**



## 11 Mount Grove

Edgware, Edgware

Exclusive To Joseph Scott - A Remarkable Three Bedroom Semi Detached House That Has Undergone Significant Development To Create A Separate One Bedroom, One Bathroom Annexe.

The first floor of this property comprises a through lounge and kitchen with access to the quiet and peaceful private rear garden. The first floor comprises three ample sized bedrooms and a family bathroom.

From the garden, you also have access to a large annexe with kitchen, bathroom, and large living space, providing potential as a rental unit or a haven for a more independent member of the family.

Further benefits of this property include a large driveway, peaceful location, additional storage in the garden and potential for further extension (s.t.n.c).

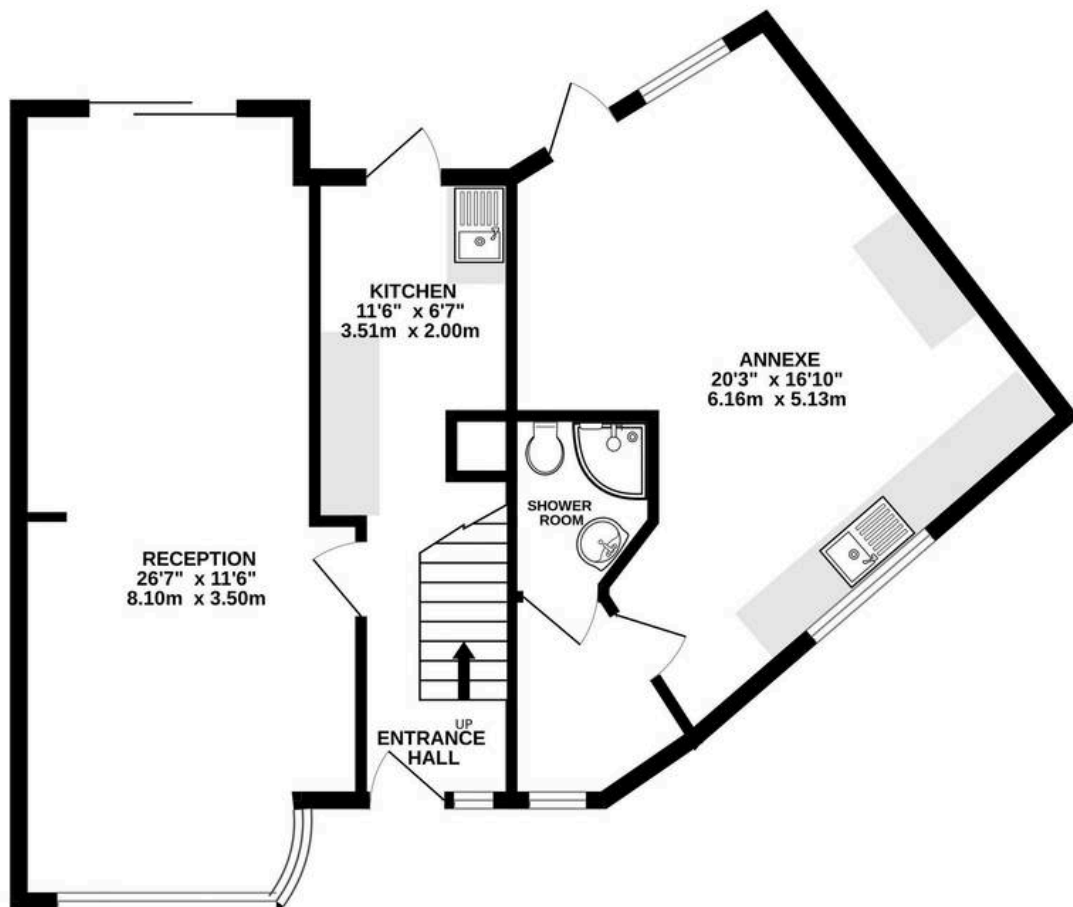
Tenure: Freehold

Council Tax Band: E

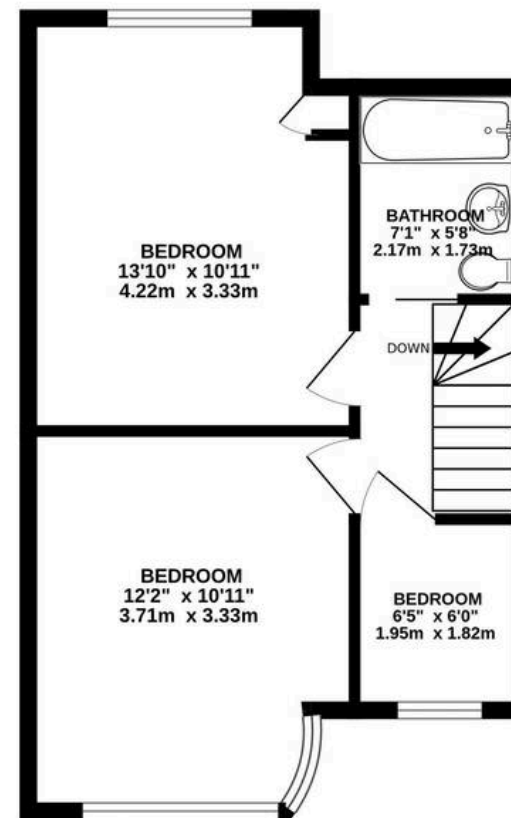
Council Tax band: TBD



**GROUND FLOOR**  
707 sq.ft. (65.7 sq.m.) approx.



**1ST FLOOR**  
411 sq.ft. (38.2 sq.m.) approx.



**MOUNT GROVE, EDGWARE, HA8 9SY**

**TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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