



Winkworth

for every step.

Wolmer Gardens, HA8

£1,100,000 *Freehold*



This substantial five-bedroom detached family home offers approximately 1,850 sq. ft of generously proportioned and versatile accommodation, perfectly suited to modern family living. The ground floor provides an impressive choice of reception spaces, including a superb 22'6" living room, separate reception and dining rooms, alongside a spacious kitchen, utility room and guest WC. Upstairs are five well-proportioned bedrooms, two benefiting from en-suite facilities, together with a family bathroom.

KEY FEATURES

- IMPRESSIVE 1,850 SQ FT OF ACCOMMODATION
- SUPERB 22'6" LIVING ROOM
- GENEROUS 16'3" KITCHEN
- THREE SEPARATE RECEPTION SPACES
- THREE BATHROOMS - TWO THAT ARE EN-SUITES
- EXCELLENT ENTERTAINING SPACE
- SEPARATE UTILITY ROOM
- INTEGRAL GARAGE
- VERSATILE FAMILY-FRIENDLY LAYOUT



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Externally, the home continues to impress with a large rear garden combining an extensive decked entertaining area with a generous lawn, while to the front a substantial driveway provides excellent off-street parking and access to the integral garage.

Wolmer Gardens is particularly well positioned for families, with everyday shopping, cafés and amenities available around Edgware, while Edgware Underground Station is approximately one mile away, providing Northern line connections into Central London; Mill Hill Broadway also offers further rail connections approximately 1.6 miles away. Saracens Broadfields Primary School and Nursery is around 400 yards away, with Rosh Pinah Primary School and London Academy also nearby; all three are listed as Good by Ofsted in current area data. For leisure and outdoor space, the property is also conveniently placed for Edgwarebury Park, with further open spaces including Canons Park within the wider area, making this an excellent setting for both family life and commuting.





MATERIAL INFO

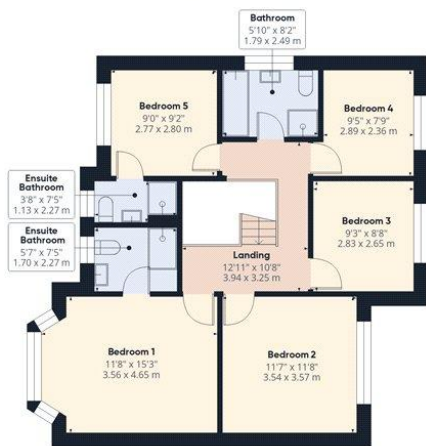
Tenure: Freehold

Council Tax Band: F

EPC rating: D



Ground Floor



Floor 1

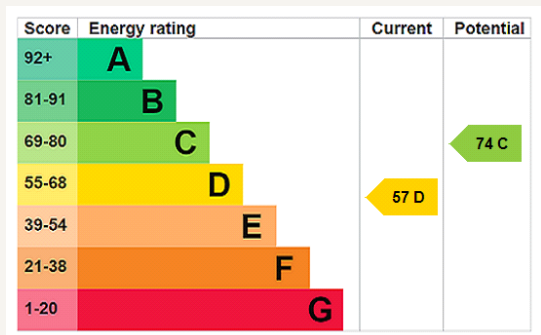


Approximate total area⁽¹⁾
1850 ft²
172 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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