



Winkworth

for every step...

Wolmer Gardens, HA8

£950,000 *Freehold*

5 3 2

An impressive, detached residence set within one of Edgware's most desirable residential turnings, offering generous living space, a rear garden, and a charming standalone outbuilding. Requiring cosmetic modernisation throughout, this is a rare opportunity to acquire a sizeable family home with excellent scope to enhance and personalise to one's own taste. The property also benefits from solar panels on the roof, contributing to improved energy efficiency.

KEY FEATURES

- SUBSTANTIAL DETACHED FAMILY HOME.
- FIVE DOUBLE BEDROOMS
- EXTENDED ACCOMMODATION
- DETACHED COTTAGE-STYLE OUTBUILDING
- PRIVATE DRIVEWAY FOR MULTIPLE CARS & INTEGRAL GARAGE
- VERSATILE LIVING SPACES



Hendon

020 8202 1031 | hendon@winkworth.co.uk

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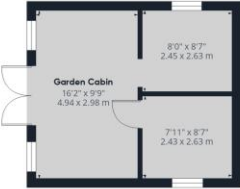
Approached via a private driveway providing off-street parking for three to four vehicles, the property presents an attractive frontage with a porch opening into a welcoming hallway. The ground floor offers a formal dining room to the front and an extended rear reception room with French doors opening onto the garden, creating a bright and well-connected living space. The kitchen features a breakfast bar and side access to the garden, while a separate utility room leads through to the garage. A generous study or home office, accessible from both the reception room and hallway, provides excellent flexibility for modern living. The property has been extended to the rear on a double-storey basis, creating five double bedrooms on the first floor, including a principal bedroom with en-suite shower room, alongside a family bathroom and useful landing storage. The north-east facing rear garden is arranged over tiers, with a patio adjoining the house and steps leading down to a spacious lawned area. A storage shed sits to one side, while a detached wooden cottage-style outbuilding provides versatile additional space, featuring two ground-floor rooms and a mezzanine level above.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: To be confirmed

 Ground Floor Building 1	 Floor 1 Building 1	Winkworth
 Ground Floor Building 2		Approximate total area⁽¹⁾ 2325 ft² 216 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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<https://www.winkworth.co.uk/sale/property/HEN260073>

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.