Wyre Grove, Edgware, Greater London. HA8 8UW

- 3/4 Bedroom Semi
- Through Lounge
- Study/Office room
- Utility Room
- Huge 6 Meter Kitchen / Breakfast Room
- Additional 7 meter rear extension with Lounge
- Bathroom & Separate W.C
- Guest WC cloakroom
- New Porch at front of house

£764,950

Subject To Contract

MELVIN JACOBS ESTATE AGENTS

Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com

MELVIN JACOBS
020 8381 2908

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These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract.
Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contact.

ZOOPLA
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The Property Ombudsman

Ground Floor

Entrance

Lounge (14' 6" x 10' 10") or (4.41m x 3.31m)

Dining Room (12' 0" x 9' 10") or (3.67m x 3.00m)

WC

Office (6' 4" x 4' 10") or (1.93m x 1.47m)

Utility Room (6' 4" x 5' 9") or (1.93m x 1.74m)

Kitchen (18' 4" x 15' 5") or (5.60m x 4.70m)

Annex

Bedroom 4 (10' 0" x 9' 7") or (3.04m x 2.92m)

Lounge/Dining Room/Kitchen/Breakfast Room (15' 4" x 14' 1") or (4.68m x 4.28m)

Shower Room/WC

Separate WC

GARDEN (79' 8" x 22' 9") or (24.28m x 6.93m)

First Floor

Bedroom 1 (14' 1" x 9' 10") or (4.28m x 2.99m)

Bedroom 2 (12' 0" x 9' 9") or (3.67m x 2.98m)

Bedroom 3 (8' 0" x 6' 8") or (2.44m x 2.04m)

Bathroom

Separate Shower Room

Tenure

We are informed that the tenure is Freehold

Council Tax

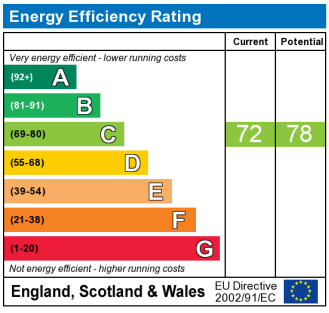
Council tax band: E

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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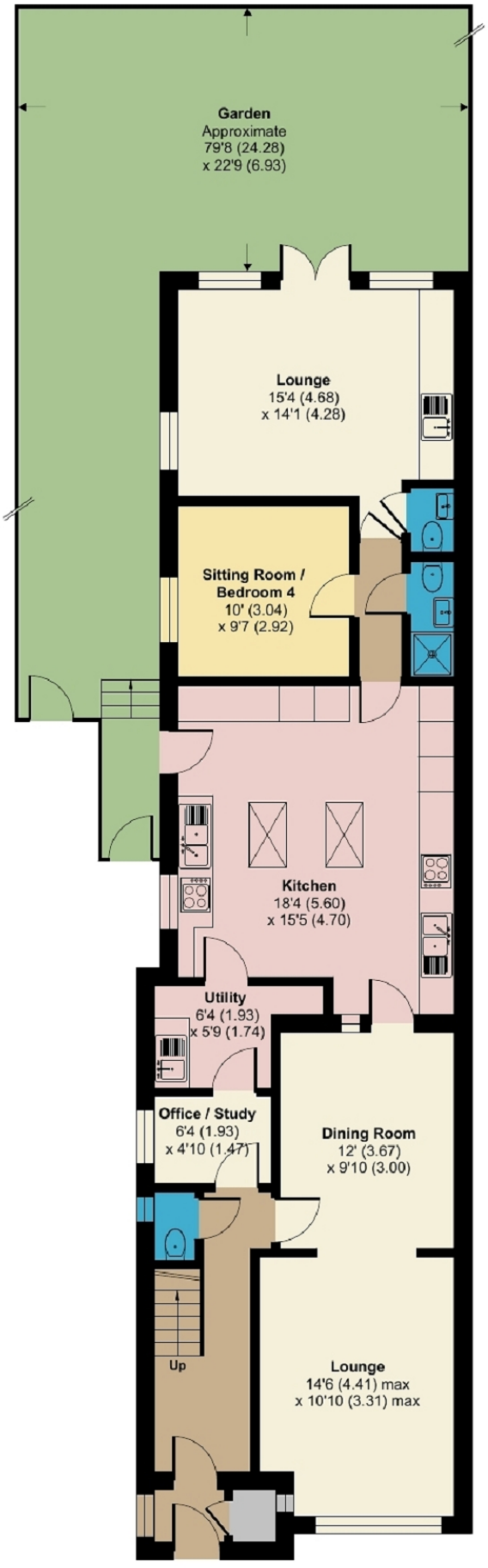
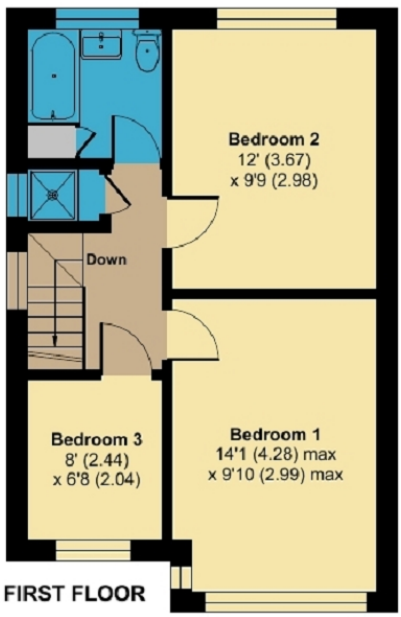
Wyre Grove, Edgware, HA8

Approximate Area = 1539 sq ft / 142.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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