

176 Whitchurch Lane, Edgware, HA8 6QJ

**Offers In Excess Of £850,000**

This spacious four bedroom semi-detached family house located on the much sought after Whitchurch Lane, HA8 is available to view now!

On the ground floor the accommodation comprises of a large through lounge, a newly fitted kitchen, a guest WC and a separate living area that leads into the 90ft garden. The first floor consist of three double bedrooms with a family bathroom. The principle bedroom is located on second floor with good sized separate shower room.

Features include off-street parking, integral garage, private garden and ample storage, with potential for a rear/side double story extension subject to the usual planning consents.

Please call Benjamin Stevens on 0208 958 1118 for viewings.

**Entrance Hall**



**Second Bedroom 14'2 x 12'2 (4.32m x 3.71m)**



**Family/Dining Room 30'9 x 14'6 (9.37m x 4.42m)**

**Kitchen 10'11 x 9'9 (3.33m x 2.97m)**



**Third Bedroom 12'2 x 12'1 (3.71m x 3.68m)**



**Sitting Room 12'2 x 10'4 (3.71m x 3.15m)**



**Fourth Bedroom 8'1 x 7'8 (2.46m x 2.34m)**



**First Bedroom 13'11 x 12'2 (4.24m x 3.71m)**



**Garden**



**Rear Aspect**

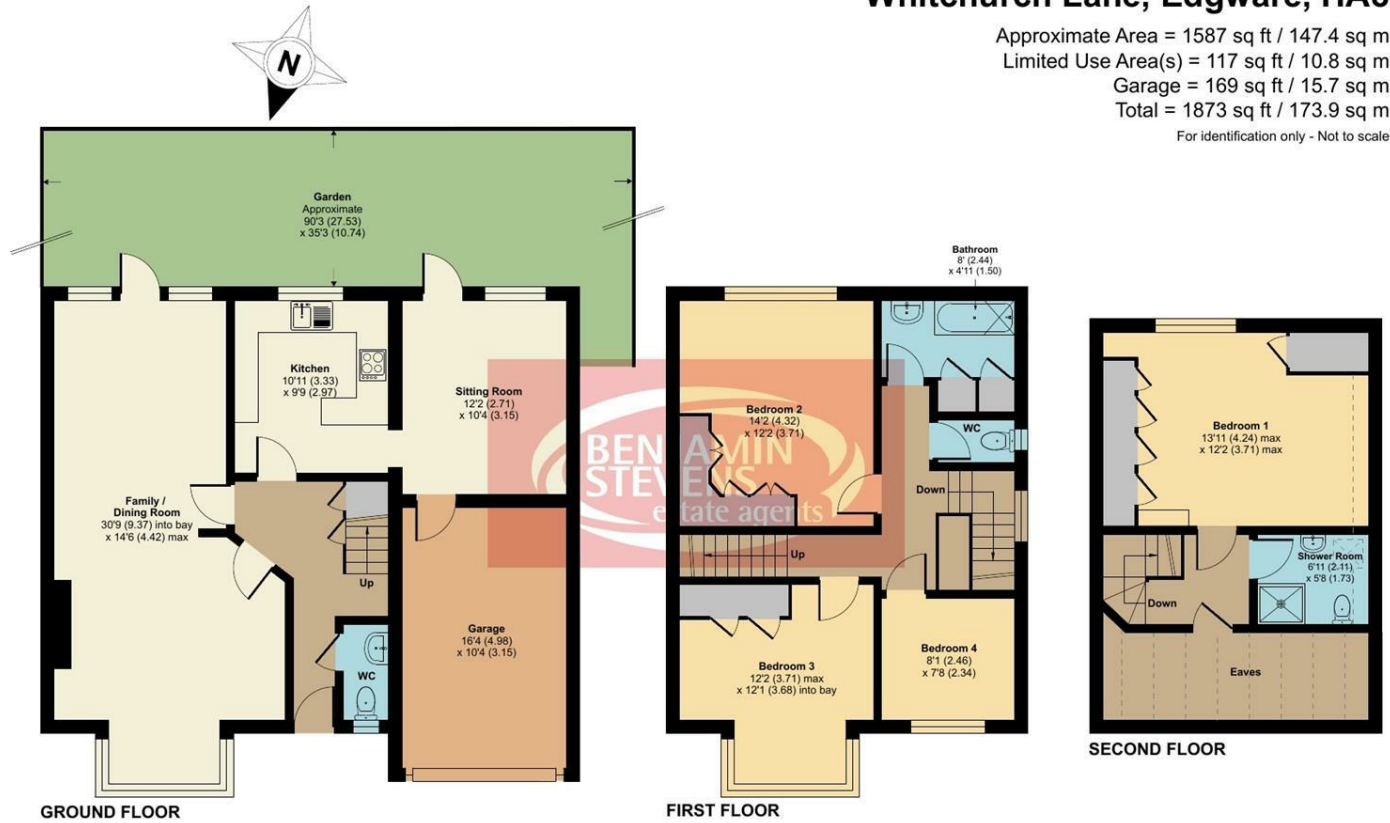


# Floor Plan

## Whitchurch Lane, Edgware, HA8

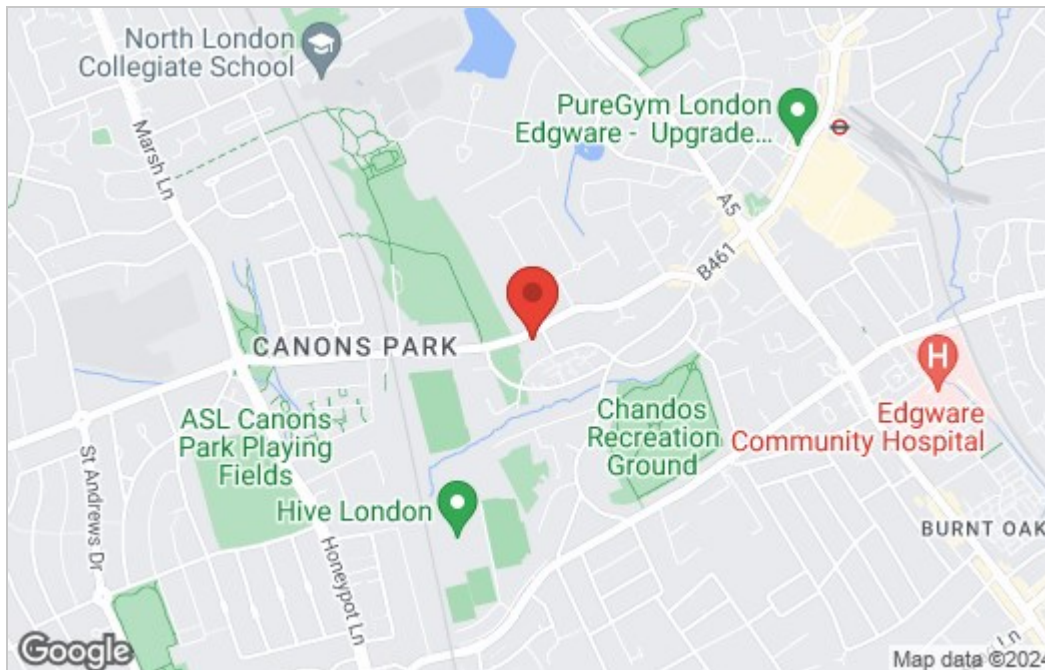
Approximate Area = 1587 sq ft / 147.4 sq m  
 Limited Use Area(s) = 117 sq ft / 10.8 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1873 sq ft / 173.9 sq m

For identification only - Not to scale

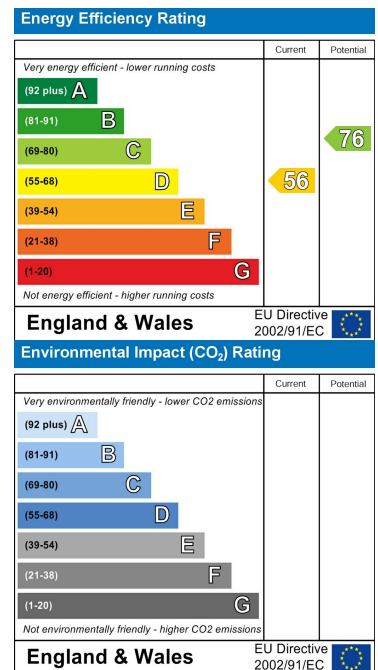


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickecom 2024. Produced for Benjamin Stevens. REF: 1084288

# Area Map



# Energy Efficiency Graph



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