

TAYLOR HAWKINS  
Estate Agents

WOLMER GARDENS, EDGWARE, HA8 8QH  
**GUIDE PRICE £800,000**



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Wolmer Gardens is situated in the Broadfields Estate in Edgware and consists of 3 bedrooms, bathroom, 2 receptions, kitchen, rear gardens, own drive and garage; the property can be further extended (STPP) and is in the Eruv.

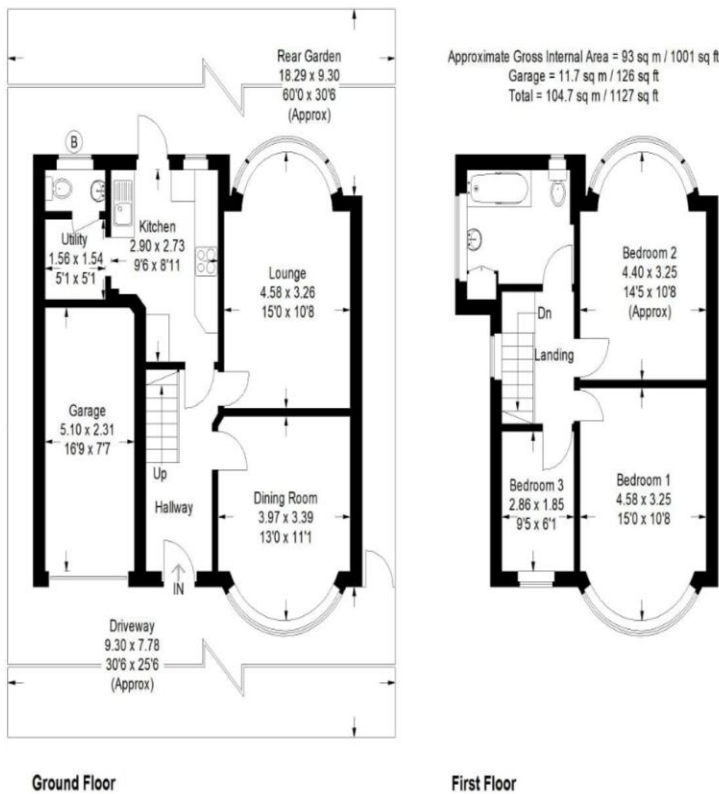


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Floor plan produced by Inventories & Property Services Ltd © 2019 (ID 525059)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 57   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |