





25 Wyre Grove, Edgware

£785,000 Leasehold

Four-bedroom semi-detached family home on the sought-after Broadfields Estate with a bright through lounge, a spacious kitchen/dining room, study, and a versatile rear extension with a lounge, bedroom, kitchen and bathroom, offering potential for a self-contained annex (STPP) and a private rear garden with side access, garage, and scope for a loft conversion (STPP).

Oyster properties

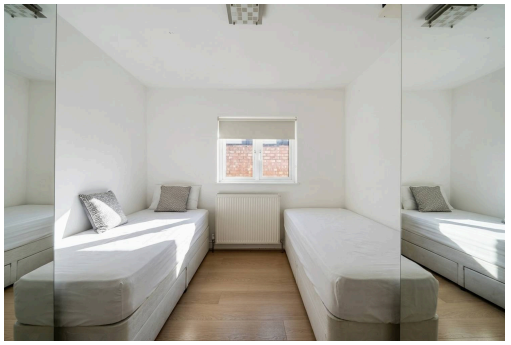
Presenting this unique and substantially extended family home, originally a three-bedroom semi-detached property, situated on the highly sought-after Broadfields Estate. The ground floor has been reconfigured to maximise living space. The original kitchen has been converted into a study & utility room, while a stunning full-width 6-metre kitchen/breakfast room forms the heart of the home. Beyond this is an impressive 7-metre rear extension comprising a spacious double bedroom, an open-plan kitchen/reception area, a shower room, and a WC. This versatile self-contained annex, with access via kitchen and French doors opening onto the rear garden, is ideal for extended family, guests, or an au pair. The generous rear garden benefits from side access & a garage, providing excellent storage. The property is within easy reach of local shops, well-regarded schools including Rosh Pinah & Holland House Primary Schools, and convenient access to Mill Hill & Edgware Stations. The property also offers excellent potential to convert the loft into one or two additional bedrooms with a bathroom, subject to the necessary planning permissions (STPP), making it an ideal long-term family home.



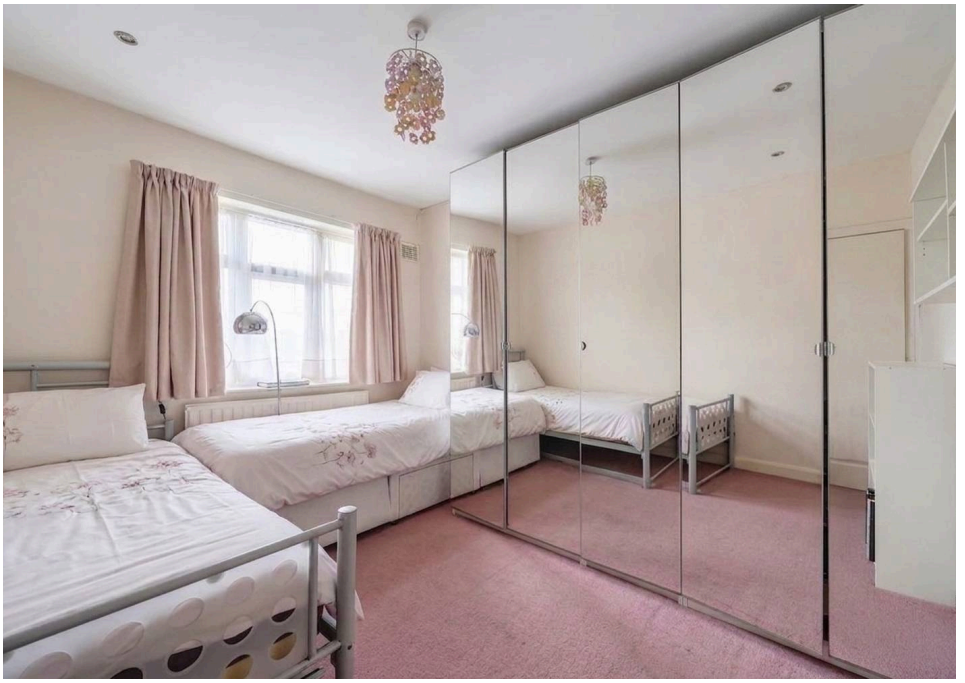




- 4 Bedroom Semi Detached
- Study cum Office Room
- Sunlit Through Lounge
- Huge 6 metre extended Kitchen - Dining room
- Additional 7 metre extension with lounge, morning room , bedroom, bath/ WC and Kitchen (could be used as an Annex STPP)
- Guest Cloakroom
- Garden with side access
- Garage with Storage
- Bathroom + Separate shower
- Close to Edgeware station











Wyre Grove, Edgware, HA8

Approximate Area = 1539 sq ft / 142.9 sq m

For identification only - Not to scale



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