

Hillside Gardens, Edgware, HA8 8HB



- 3/4 Bedrooms
- 4th Bedroom/Granny Annexe
- Family Bathroom
- Ensuite Wet Room
- Lounge/Dining Room
- Kitchen
- Conservatory
- Garden
- Driveway
- Off Street Parking
- Chain Free

£800,000
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

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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 contract.

Entrance Hall

Guest Cloakroom

Lounge/Dining Room (30' 09" x 12' 06") or (9.37m x 3.81m)

Kitchen (14' 07" x 7' 11") or (4.45m x 2.41m)

Conservatory (14' 02" x 12' 02") or (4.32m x 3.71m)

Access to Garden Space

Bedroom 4 (14' 10" x 8' 10") or (4.52m x 2.69m)

Ensuite Wet Room

First Floor

Bedroom 1 (16' 00" x 13' 00") or (4.88m x 3.96m)

Bedroom 2 (13' 09" x 13' 00") or (4.19m x 3.96m)

Bedroom 3 (11' 00" x 7' 11") or (3.35m x 2.41m)

Family Bathroom

Separate WC

GARDEN (52' 03" x 32' 00") or (15.93m x 9.75m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: F


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

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |

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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Approximate Area = 1521 sq ft / 141.3 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). © nichecom 2022. Produced for Melvin Jacobs Estate Agents. REF: 844413