

Earlsbury Gardens Edgware HA8 8BF



- 4 Bedrooms
- Family Bathroom
- 2 Ensuite Shower Rooms
- Lounge
- Kitchen
- Dining Room
- Guest Cloakroom
- Garden
- Garage
- Off Street Parking
- Private Road

£715,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Dining Room (12' 0" x 7' 06") or (3.66m x 2.29m)

Kitchen (12' 07" x 7' 08") or (3.84m x 2.34m)

First Floor

Reception Room (14' 10" x 12' 02") or (4.52m x 3.71m)

Bedroom 2 (13' 02" x 7' 11") or (4.01m x 2.41m)

Ensuite Shower Room

Second Floor

Bedroom 1 (12' 0" x 10' 07") or (3.66m x 3.23m)

Ensuite Shower Room

Bedroom 3 (11' 05" x 7' 09") or (3.48m x 2.36m)

Bedroom 4 (7' 11" x 6' 10") or (2.41m x 2.08m)

Family Bathroom

GARDEN (41' 10" x 19' 02") or (12.75m x 5.84m)

Garage (16' 10" x 8' 04") or (5.13m x 2.54m)

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

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Edgware,
Middlesex,
HA8 7LY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 = 1356 sq ft / 125.9 sq m (includes garage)

For identification only - Not to scale

