

Edgwarebury Gardens, Edgware, Greater London. HA8 8LL



- 4 Bedrooms
- 2 Bathrooms (1 En-suite)
- Off Street Parking
- Large Garden
- Beautiful Conservatory
- Great Family Home
- Close to transport links
- Near to shops
- Central Heating

£875,000
Subject To Contract



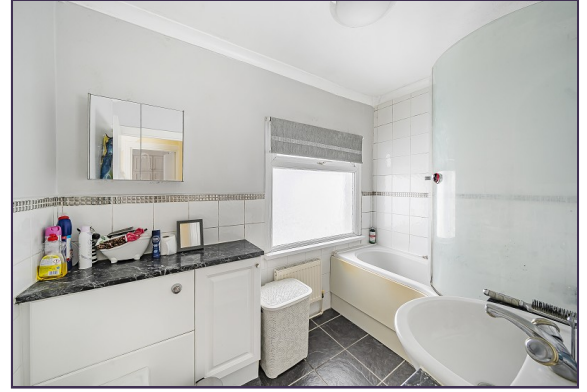
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Kitchen (14' 7" x 8' 10") or (4.44m x 2.70m)

Lounge Hall/Dining Room (31' 5" x 12' 6") or (9.57m x 3.81m)

Conservatory (16' 1" x 10' 4") or (4.91m x 3.15m)

WC

Bedroom 1 (17' 9" x 15' 9") or (5.40m x 4.79m)

En-Suite Bathroom (6' 7" x 8' 2") or (2.00m x 2.50m)

Bedroom 2 (16' 8" x 12' 5") or (5.08m x 3.79m)

Bedroom 3 (14' 2" x 12' 5") or (4.33m x 3.79m)

Bedroom 4 (8' 11" x 7' 11") or (2.73m x 2.42m)

Bathroom (5' 9" x 9' 0") or (1.74m x 2.75m)

Shed (7' 7" x 7' 7") or (2.31m x 2.30m)

GARDEN (26' 0" x 22' 1") or (7.93m x 6.72m)

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,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(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 = 1680 sq ft / 156 sq m
 Limited Use Area(s) = 193 sq ft / 17.9 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1927 sq ft / 178.9 sq m

For identification only - Not to scale



Denotes restricted head height

