

Glendevon Close, Edgware, Greater London. HA8 8RG



- Detached House
- 4 Bedrooms
- 2 Bathrooms (1 En Suite)
- Lounge Dining Room
- Study/TV Room
- Close to Transport Links
- Walking distance to shops
- Large Detached Garage

Offers Over
£735,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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.

Lounge Area (15' 11" x 10' 6") or (4.86m x 3.20m)

Office (7' 6" x 5' 10") or (2.29m x 1.79m)

Dining Room (12' 11" x 11' 9") or (3.94m x 3.59m)

Kitchen (12' 11" x 11' 9") or (3.94m x 3.59m)

Garage (21' 6" x 8' 2") or (6.56m x 2.49m)

GARDEN (39' 11" x 39' 3") or (12.17m x 11.97m)

Bedroom 1 (13' 5" x 10' 9") or (4.09m x 3.27m)

Bedroom 2 (11' 2" x 10' 2") or (3.41m x 3.11m)

Bedroom 3 (10' 6" x 6' 9") or (3.19m x 2.07m)

Bedroom 4 (9' 1" x 6' 9") or (2.76m x 2.07m)

Bathroom

En-Suite Bathroom

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: G


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(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 = 1173 sq ft / 108.9 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1345 sq ft / 124.8 sq m

For identification only - Not to scale

