

Old Rectory Gardens, Edgware, Greater London. HA8 7LS



- Double Fronted
- Through Lounge
- Fitted Kitchen
- Separate Dining Room / Bedroom 4
- 3 Bedrooms Upstairs
- Bathroom
- Large Corner Plot
- Detached Garage
- Chain Free
- In need of Modernisation

£690,000
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.

Entrance Hall

Lounge/Dining Room (24' 2" x 11' 6") or (7.36m x 3.51m)

Kitchen (11' 3" x 7' 10") or (3.43m x 2.39m)

Dining Room (12' 6" x 11' 1") or (3.81m x 3.38m)

Storage Room (11' 4" x 9' 8") or (3.45m x 2.95m)

GARDEN (68' 1" x 31' 5") or (20.75m x 9.58m)

Bedroom 1 (15' 1" x 11' 8") or (4.60m x 3.56m)

Bedroom 2 (12' 4" x 11' 0") or (3.76m x 3.35m)

Bedroom 3 (11' 1" x 7' 11") or (3.38m x 2.41m)

WC

Bathroom

Landing

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(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 = 1177 sq ft / 109.3 sq m
Outbuilding = 50 sq ft / 4.6 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1392 sq ft / 129.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1091292