

Torbridge Close, Edgware, Greater London. HA8 6NF



- 3 Bedrooms
- End of Terrace
- Parquet Flooring
- Gas Central Heating
- Double Glazed Windows
- Front & Rear Garden
- Garage in Block
- Quiet Cul de Sac
- Minutes from CanonsPark Parade Shops and Transport Links

£530,000
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/Dining Area (17' 5" x 14' 11") or (5.31m x 4.55m)

Kitchen (11' 0" x 10' 5") or (3.35m x 3.18m)

WC

Bedroom 1 (14' 2" x 11' 2") or (4.32m x 3.40m)

Bedroom 2 (10' 10" x 9' 4") or (3.30m x 2.84m)

Bedroom 3 (11' 2" x 6' 0") or (3.40m x 1.83m)

Bathroom

GARDEN (47' 8" x 16' 4") or (14.52m x 4.98m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: D

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(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 = 876 sq ft / 81.4 sq m

Outbuilding = 30 sq ft / 2.8 sq m

Total = 906 sq ft / 84.2 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 2024. Produced for Melvin Jacobs Estate Agents. REF: 1097503