

Hillside Gardens, Edgware, Greater London. HA8 8HA



- 6 Bedrooms
- Family Bathroom
- En Suite Bathroom
- Double Reception Room
- Utility Room
- Kitchen
- Close to Edgware (Northern line Underground)
- South West Facing Garden
- Garage and Driveway
- Chain Free

£899,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com

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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.

Dining Room (13' 5" x 10' 8") or (4.09m x 3.24m)

Lounge (15' 11" x 12' 1") or (4.85m x 3.69m)

Kitchen (12' 7" x 7' 2") or (3.84m x 2.18m)

Hallway

Garage (18' 8" x 8' 0") or (5.68m x 2.45m)

Study (10' 3" x 8' 1") or (3.12m x 2.46m)

WC

Garden room (20' 8" x 8' 10") or (6.30m x 2.69m)

GARDEN (42' 1" x 7' 7") or (12.83m x 2.30m)

Bedroom 1 (14' 5" x 12' 0") or (4.39m x 3.67m)

En Suite

Bedroom 2 (18' 6" x 12' 4") or (5.64m x 3.76m)

Bedroom 3 (15' 0" x 12' 0") or (4.56m x 3.65m)

Bedroom 4 (15' 3" x 7' 11") or (4.66m x 2.41m)

Bathroom

Bedroom 5 (11' 2" x 8' 0") or (3.41m x 2.44m)

Bedroom 6 (9' 4" x 7' 7") or (2.84m x 2.32m)

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

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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 = 1878 sq ft / 174.4 sq m

Limited Use Area(s) = 295 sq ft / 27.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 2323 sq ft / 215.7 sq m

For identification only - Not to scale

Denotes restricted head height

