

Hillersdon Avenue, Edgware, Greater London. HA8 7SG



- 3 Bedrooms
- Semi Detached House
- Potential to extend (Subject to Planning)
- Separate Detached Garage
- Close to the Broadwalk Shopping Centre
- Close to Stanmore Underground Station (Jubilee Line)
- Close to Edgware Station (Northern Line)
- Sought after location

**£798,000**  
**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](http://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.

## Entrance

Lounge (17' 2" x 12' 2") or (5.23m x 3.70m)

Dining room into bay (15' 0" x 13' 7") or (4.56m x 4.13m)

Kitchen (10' 2" x 9' 4") or (3.10m x 2.85m)

GARDEN (50' 2" x 32' 4") or (15.30m x 9.86m)

Shed (6' 11" x 4' 11") or (2.10m x 1.50m)

Garage (18' 4" x 8' 7") or (5.60m x 2.62m)

Bedroom 1 (15' 1" x 12' 0") or (4.60m x 3.65m)

Bedroom 2 (14' 0" x 11' 11") or (4.26m x 3.64m)

Bedroom 3 (9' 1" x 7' 9") or (2.78m x 2.36m)

## Bathroom

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Council tax band: F


## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(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 = 1184 sq ft / 109.9 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1376 sq ft / 127.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

