

Edgwarebury Gardens, Edgware, Greater London. HA8 8LL



- 4 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Off Street Parking
- Large Garden
- Beautiful Garden
- Great Family Home
- Close to Transport Links
- Near Shops
- Central Heating

Normal
£849,000
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

**MELVIN
JACOBS**
020 8381 2908



**MELVIN
JACOBS**



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

Kitchen (14' 7" x 8' 10") or (4.44m x 2.70m)

Lounge Hall/Dining Room (31' 5" x 12' 6") or (9.57m x 3.81m)

Conservatory (16' 1" x 10' 4") or (4.91m x 3.15m)

WC

Bedroom 1 (17' 9" x 15' 9") or (5.40m x 4.79m)

En Suite (6' 7" x 8' 2") or (2.00m x 2.50m)

Bedroom 2 (16' 8" x 12' 5") or (5.08m x 3.79m)

Bedroom 3 (14' 2" x 12' 5") or (4.33m x 3.79m)

Bedroom 4 (8' 11" x 7' 11") or (2.73m x 2.42m)

Bathroom (5' 9" x 9' 0") or (1.74m x 2.75m)

Shed (7' 7" x 7' 7") or (2.31m x 2.30m)

GARDEN (26' 0" x 22' 1") or (7.93m x 6.72m)

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

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

e: info@melvinjacobs.com

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 81 |
| (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.

Edgwarebury Gardens, Edgware, HA8 8LL

Approximate Area = 1680 sq ft / 156 sq m
 Limited Use Area(s) = 193 sq ft / 17.9 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1927 sq ft / 178.9 sq m

For identification only - Not to scale



Denotes restricted head height

