



- 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

£849,000

Subject To Contract





MELVIN JACOBS ESTATE AGENTS

Sales, Lettings & Block Management







MELVIN









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

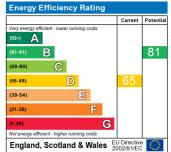
Viewing

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



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.

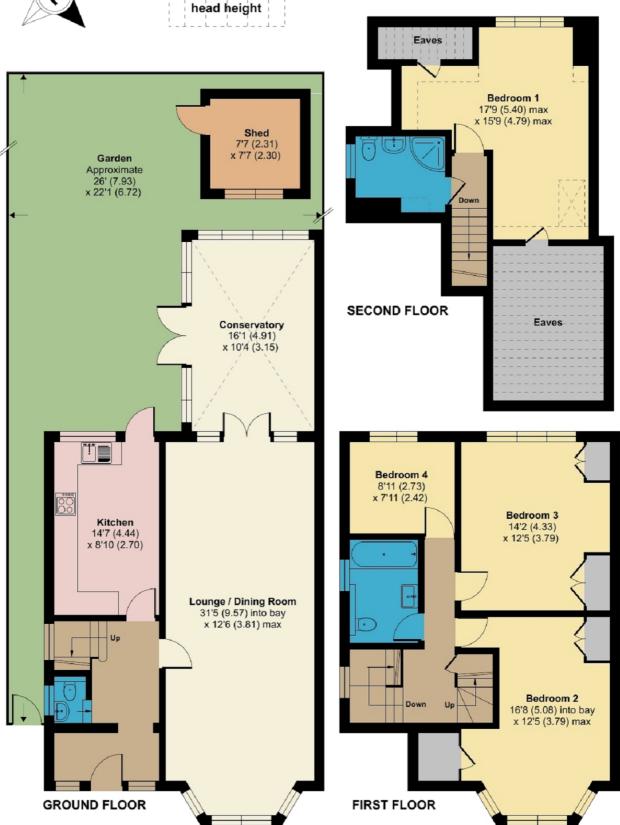


Edgwarebury Gardens, Edgware, HA8 8LL

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







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1134931