

Camrose Avenue, Edgware, Greater London. HA8 6BU



- 5 Bedrooms
- Large Kitchen
- Potential to further extend (S.T.P.P)
- Close to Shops
- Short distance to Queensbury Underground Station
- Close to Schools
- Fully paved garden
- Off Street parking
- Integral Garage

Offers Over
£900,000
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

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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 Room (23' 2" x 11' 9") or (7.06m x 3.58m)

Kitchen (25' 6" x 10' 0") or (7.77m x 3.05m)

Garage (24' 8" x 10' 0") or (7.52m x 3.05m)

GARDEN (40' 4" x 32' 11") or (12.30m x 10.03m)

WC

Shower Room

Bedroom 1 (18' 11" x 10' 1") or (5.77m x 3.07m)

Bedroom 2 (16' 7" x 10' 0") or (5.05m x 3.05m)

Bedroom 3 (12' 4" x 10' 6") or (3.76m x 3.20m)

Bedroom 4 (10' 6" x 10' 5") or (3.20m x 3.18m)

Bedroom 5 (7' 2" x 7' 1") or (2.18m x 2.16m)

Bathroom

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

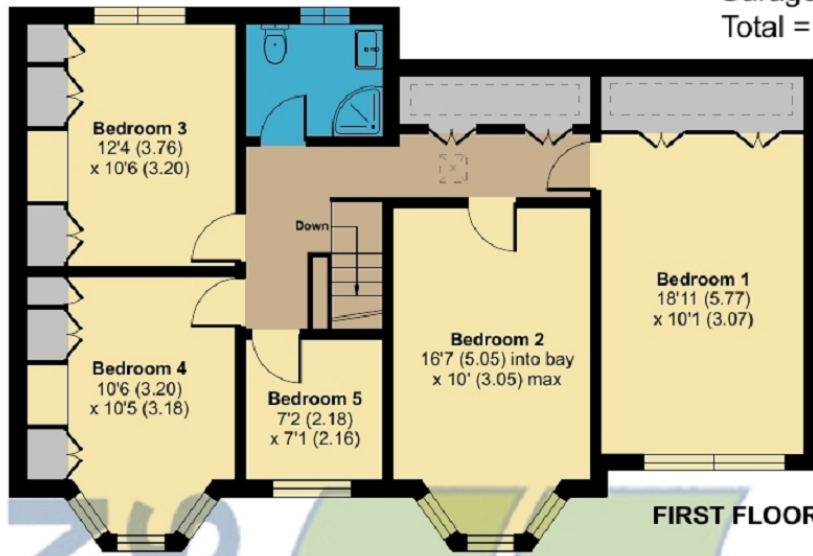
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Approximate Area = 1564 sq ft / 145.3 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 1871 sq ft / 173.8 sq m



For identification only - Not to scale

Denotes restricted head height

