

Stonegrove, Edgware, Greater London. HA8 7TJ



- 4 Bedrooms
- Large through Lounge/Dining Room
- Bright Reception Room
- Open Plan Kitchen
- Large Garden
- Close to Transport Facilities
- Within walking distance of places of worship
- Close to Shopping Facilities
- Off Street Parking & Garage
- Freehold

**£1,249,999**  
**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 Hall

Lounge/Dining Room (44' 9" x 13' 5") or (13.65m x 4.08m)

Lounge Area (19' 8" x 11' 8") or (6.00m x 3.55m)

Kitchen (15' 9" x 12' 7") or (4.80m x 3.83m)

## WC

Garage (16' 2" x 8' 7") or (4.94m x 2.61m)

GARDEN (55' 0" x 38' 5") or (16.77m x 11.72m)

Storage Cupboard

Landing (9' 2" x 10' 6") or (2.80m x 3.21m)

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Council tax band: Not Specified


## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

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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		
(69-80)	C		75
(55-68)	D	58	
(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 = 1967 sq ft / 182.7 sq m (excludes store)

Garage = 137 sq ft / 12.7 sq m

Total = 2104 sq ft / 195.4 sq m

For identification only - Not to scale

