

32 Park Grove, Edgware, Greater London. HA8 7SJ



- Detached
- 'Curton - Built'
- Corner Property
- Scope for Future Extensions (STTP)
- Five Bedrooms
- Two Bathrooms (One En-Suite to master bedroom)
- Downstairs WC
- South Facing Garden
- Highly Desirable Road
- Close Proximity to Park

£1,225,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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.

Hallway (14' 10" x 13' 9") or (4.53m x 4.19m)

Lounge Area (14' 3" x 11' 0") or (4.34m x 3.36m)

Family Room (13' 11" x 12' 1") or (4.23m x 3.68m)

Kitchen (28' 2" x 19' 11") or (8.58m x 6.06m)

Bedroom 1 (15' 1" x 13' 8") or (4.59m x 4.16m)

Bedroom 2 (15' 7" x 11' 11") or (4.75m x 3.64m)

Bedroom 3 (15' 11" x 9' 1") or (4.86m x 2.78m)

Bedroom 4 (12' 8" x 11' 3") or (3.87m x 3.44m)

Bedroom 5 (8' 11" x 6' 2") or (2.72m x 1.88m)

Utility Room (17' 4" x 6' 11") or (5.28m x 2.11m)

Bathroom

En Suite

WC

GARDEN (59' 3" x 34' 10") or (18.05m x 10.62m)

Tenure

We are informed that the tenure is Not Specified

Council Tax

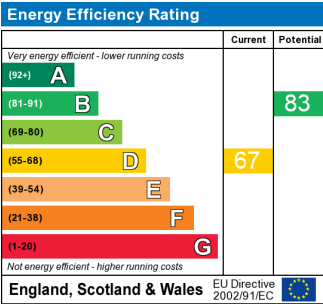
Council tax band: G

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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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 = 2236 sq ft / 207.7 sq m

Limited Use Area(s) = 63 sq ft / 5.9 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 2448 sq ft / 227.4 sq m

For identification only - Not to scale



Denotes restricted head height

