

Kings Drive, Edgware, Greater London. HA8 8EG



- 3 Bedrooms
- Breakfast Room
- Large Plot
- Nice Size Garden
- Off Street Parking
- Popular Location
- Close to Schools
- Close to Shops

**£585,000**  
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](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

Lounge (20' 7" x 10' 0") or (6.27m x 3.04m)

Living Room (15' 2" x 11' 5") or (4.62m x 3.49m)

Breakfast Room (12' 0" x 9' 1") or (3.65m x 2.77m)

Kitchen (9' 11" x 9' 5") or (3.03m x 2.86m)

Bedroom 1 (14' 9" x 11' 6") or (4.50m x 3.50m)

Bedroom 2 (13' 0" x 8' 11") or (3.96m x 2.71m)

Bedroom 3 (9' 9" x 6' 10") or (2.98m x 2.09m)

## Bathroom

## Landing

GARDEN (53' 6" x 25' 10") or (16.30m x 7.88m)

Shed (8' 2" x 5' 3") or (2.50m x 1.60m)

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Council tax band: D


## 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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.

# Kings Drive, Edgware, HA8 8EG

Approximate Area = 1163 sq ft / 108 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1206 sq ft / 112 sq m

For identification only - Not to scale

