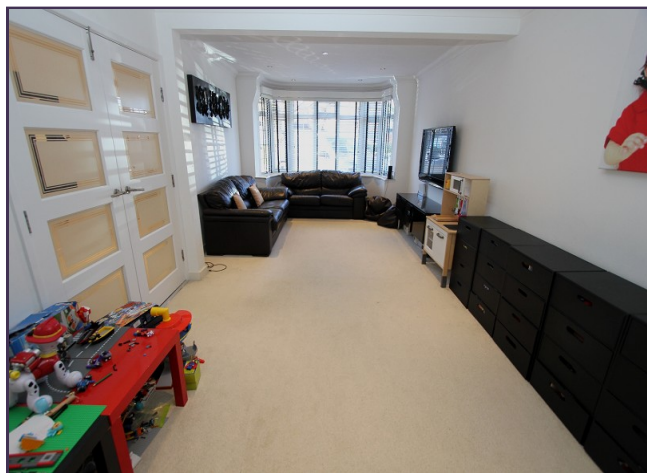


Wolmer Gardens Edgware HA8 8QD



- 4 Bedrooms
- 2 Bathrooms (one ensuite)
- Lounge/Dining Room
- Study/TV Room
- Kitchen/Diner
- Guest WC
- Garden
- Own Driveway

£975,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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

Porcelain tiled floor and walls. Designer radiators

Guest Cloakroom

Suite comprising low flush wc, wash hand basin in vanity unit. Porcelain tiled walls and floor.

Lounge/Dining Room (26' 03" x 11' 03") or (8.00m x 3.43m)

Coved ceiling. Recessed spotlights

Study/TV Room (11' 06" x 7' 06") or (3.51m x 2.29m)

Boiler Room

Worcester Bosch Megaflow. Cloaks storage space.

Kitchen/Diner (26' 06" x 19' 0") or (8.08m x 5.79m)

Range of wall and base units with single drainer single bowl stainless steel counter sunk sink unit. Granite work surfaces. Plumbed for double fridge/freezer. Siemens gas hob with extractor. Siemens washing machine, Bosch dishwasher. Breakfast bar, under floor heating. Porcelain tiled floor. Designer radiator.

First Floor

Bedroom 1 (15' 0" x 10' 06") or (4.57m x 3.20m)

Range of fitted wardrobes

Ensuite Shower Room

Suite comprising double walk in shower cubicle. Wash hand basin in vanity unit. Low flush wc. Porcelain tiled walls and floor. Window

Bedroom 2 (15' 0" x 11' 0") or (4.57m x 3.35m)

Bedroom 3 (11' 0" x 10' 0") or (3.35m x 3.05m)

Family Bathroom

Family Bathroom

Suite comprising panelled bath with shower attachment. Wash hand basin in vanity unit. Shower cubicle. Low flush wc. Porcelain tiled walls and floor. Heated towel rail.

Second Floor

Bedroom 4 (16' 06" x 12' 09") or (5.03m x 3.89m)

Eaves storage

EXTERIOR

Garden Laid to lawn with patio area. Secluded area and flower borders

Own Driveway and Off Street Parking

Tenure

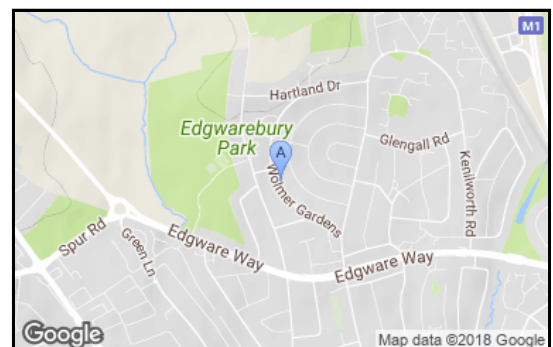
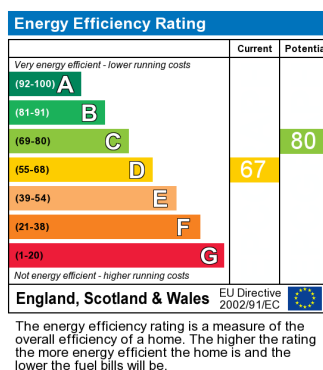
We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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