

Edgwarebury Lane Edgware HA8 8QJ



- 5 Bedrooms
- Air Conditioning
- 2 Bathrooms
- Kitchen/Breakfast Room
- Lounge/Dining Room
- 2 Ensuite Bathrooms
- Garage & Driveway
- 100ft Landscaped Rear Garden
- GCH Double Glazed
- Viewing Essential Call 020 8381 2908

£1,195,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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These particulars are prepared with all due care attention for 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 Porch

Guest Cloakroom/Utility Room

Fitted as a cloakroom and utility room. Tiled floors, plumbed for washing machine and tumble dryer. Large cupboard housing gas boiler serving hot water and heating. Access to garage.

Entrance Hall

Cloaks cupboard

Lounge/Dining Area (36' 0" x 12' 0") or (10.97m x 3.66m)

Family Room (30' 0" x 8' 0") or (9.14m x 2.44m)

Air conditioning.

Kitchen/Breakfast Room (19' 0" x 9' 0") or (5.79m x 2.74m)

Fitted with a range of John Lewis wall and floor units finished to a high standard with complimentary Quartz worktops. Integrated appliances comprising of Miele 5 gas burner hob with Bosch extractor above, integrated dishwasher, Miele oven and 2 separate steam ovens with microwave. Wine cooler built in, integrated fridge/freezer, magic corner carousel cupboard, pullout larder cupboard, waste disposal unit, air conditioning and space for kitchen table and chairs. Part tiles walls, window looking onto rear garden.

First Floor

Bedroom 1 (18' 01" x 9' 11") or (5.51m x 3.02m)

Extensive range of fitted wardrobes and door leading to Jack & Jill style en-suite serving bedrooms 1 and 2. Air conditioning.

Bedroom 2 (17' 02" x 9' 11") or (5.23m x 3.02m)

Fitted desk unit and fitted wardrobes. Door leading to Jack & Jill style bathroom serving bedrooms 1 and 2.

Jack n Jill Bathroom

A larger than average bathroom fitted with twin wash hand basins set into vanity unit, side panel enclosed bath with hand held shower attachment. Low level flushing wc and tiled walls.

Family Bathroom

Fitted with a side panel bath with mixer taps and hand held shower attachment, separate shower cubicle, low level flush WC and pedestal wash hand basin. Tiled walls.

Second Floor

Bedroom 5 (22' 02" x 16' 08") or (6.76m x 5.08m)

Large and versatile room with extensive storage and into eaves cupboards. Views over parkland.

En Suite

Low level flush WC and wash hand basin.

EXTERIOR

GARDEN (100' 0" x 0' 0") or (30.48m x 0.00m)

Being approximately 100 ft in length the garden is well maintained and landscaped. Stocked with ample floral borders, manicured lawns, patio area, brick built barbeque area with electric point, large side entrance, shed to rear and electric canopy.

Garage

A large single garage with electric up and over door, fitted cupboards, light and power.

Tenure

We are informed that the tenure is Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	69
(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.

