

Oakmead Gardens Edgware HA8 9RW



- 4 Bedroom & 1 Bathroom
- 3 Reception Rooms
- Off Street Parking
- Spacious & In need Of Modernisation
- Possibility To Extend Subject To Planning
- Viewing Essential Call 020 8381 2908
- Circa 150ft Garden

**£650,000**  
**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 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 Hall

Living Room (16' 03" x 12' 09" ) or (4.95m x 3.89m)

Window overlooking front aspect.

Dining Room (13' 06" x 11' 06" ) or (4.11m x 3.51m)

Patio doors leading to rear garden.

### Reception 3

Double aspect, to the rear of garage.

Kitchen (10' 03" x 8' 0" ) or (3.12m x 2.44m)

Door to garden.

### First Floor

Bedroom 1 (16' 03" x 12' 0" ) or (4.95m x 3.66m)

Bedroom 2 (13' 0" x 12' 0" ) or (3.96m x 3.66m)

Bedroom 3 (8' 0" x 7' 06" ) or (2.44m x 2.29m)

Bedroom 4 (29' 0" x 8' 0" ) or (8.84m x 2.44m)

Family Bathroom (10' 0" x 7' 0" ) or (3.05m x 2.13m)

### EXTERIOR

GARDEN (150' 0" x 0' 0" ) or (45.72m x 0.00m)

Circa 150 foot

### Garage

### Driveway

### Tenure

We are informed that the tenure is Freehold

### Viewing

Strictly By Appointment Only. CALL 020 8381 2908

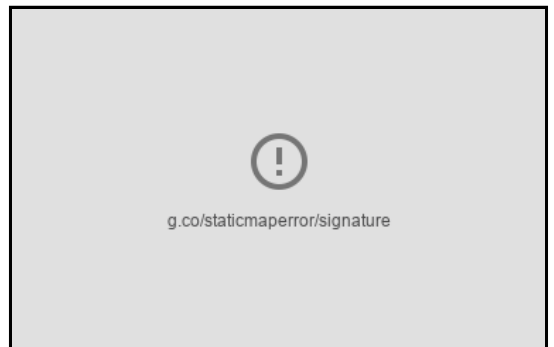
### Melvin Jacobs Estate Agents

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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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