

Penshurst Gardens Edgware HA8 9TU



- 5 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Guest Cloakroom/Shower Room
- Shower Room
- Double Glazing
- Gas Central Heating
- Garden
- Sole Agents

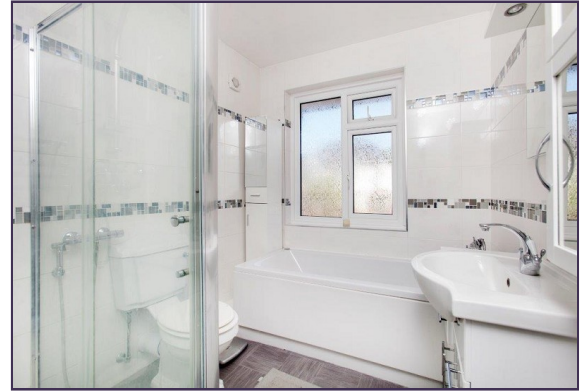
£865,000
Subject To Contract



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 Hall

Guest Cloakroom/Shower Room

Living Area (14' 01" x 12' 10") or (4.29m x 3.91m)

Dining Area (13' 05" x 11' 03") or (4.09m x 3.43m)

Kitchen/Breakfast Room/Family Room (18' 08" x 14' 08") or (5.69m x 4.47m)

First Floor

Bedroom (14' 06" x 12' 03") or (4.42m x 3.73m)

Bedroom (13' 05" x 11' 06") or (4.09m x 3.51m)

Bedroom (9' 11" x 7' 08") or (3.02m x 2.34m)

Family Bathroom

Second Floor

Bedroom (12' 02" x 10' 04") or (3.71m x 3.15m)

En Suite

Bedroom (19' 05" x 10' 05") or (5.92m x 3.18m)

EXTERIOR

GARDEN

Driveway

Tenure

We are informed that the tenure is Freehold

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	41	
(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.

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