

Windsor Avenue, Edgware, HA8 8SR



- 4 Bedrooms
- Family Bathroom
- Jack n Jill Shower Room
- Lounge/Dining Room
- Family Room
- Kitchen
- Garden
- Garage
- Shared Driveway and Off Street Parking
- Within The Eruv

Offers In Excess Of
£770,000
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

**MELVIN
JACOBS**
020 8381 2908



**MELVIN
JACOBS**



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

Cloaks cupboard. Porcelain tiled floor

Guest Cloakroom

Suite comprising low flush wc, wash hand basin. Tiled walls and floor. Window

Lounge/Dining Room (28' 09" x 12' 09") or (8.76m x 3.89m)

Bay window. Coved ceiling. Feature fireplace. Porcelain tiled floor

Family Room (17' 09" x 11' 09") or (5.41m x 3.58m)

Sliding doors to lounge/dining room. Door to side and double doors to garden.

Recessed spot lights, porcelain tiled floor

Kitchen (9' 06" x 7' 03") or (2.90m x 2.21m)

Range of wall and base units with Quartz work surfaces. Single bowl stainless steel sink unit, space for fridge/freezer. Bosch double oven and gas 5 ring hob with extractor. Integrated washing machine, dryer and dishwasher. Quartz floor. Window overlooking side.

First Floor

Bedroom 1 (18' 06" x 11' 06") or (5.64m x 3.51m)

Range of fitted wardrobes to three walls

Jack n Jill Shower Room

Suite comprising shower cubicle. Wash hand basin in vanity unit. Low flush wc, heated towel rail, Tiled walls and floor. Window.

Bedroom 2 (11' 09" x 11' 09") or (3.58m x 3.58m)

Range of fitted wardrobes

Bedroom 3 (14' 06" x 12' 03") or (4.42m x 3.73m)

Range of fitted wardrobes. Bay window to front.

Bedroom 4 (8' 06" x 6' 09") or (2.59m x 2.06m)

Bathroom

White suite comprising panelled bath with separate shower over. Shower cubicle with Mega shower. Wash hand basin in vanity unit. Low flush wc, tiled walls and floor. Heated towel rail. Window

EXTERIOR

GARDEN

South East Aspect . Laid to lawn and patio area. Shaped flower border.

Garage

Shared Driveway

Off Street Parking

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

e: info@melvinjacobs.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(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.