



- 5 Bedrooms
- · 6th Bedroom/Study
- Family Bathroom and Shower Room
- · Ensuite Bathroom
- · Lounge/Dining Room
- Lounge Hall
- Utility Room
- Office
- Own Driveway and Off Street Parking
- Garden

£950,000

Subject To Contract





MELVIN JACOBS ESTATE AGENTS

Sales, Lettings & Block Management



















Entrance Porch

Lounge Hall (18' 06" x 14' 06") or (5.64m x 4.42m)

Twin window overlooking front. 2 x cloak cupboards and storage cupboard

Guest Cloakroom

Suite comprising wash hand basin, Low flush WC. Tiled walls

Lounge/Dining Room (31' 09" x 12' 06") or (9.68m x 3.81m)

Bay window, coved ceiling. Double glazed door to garden

Office (9' 0" x 6' 03") or (2.74m x 1.91m)

Study/Bedroom 6 (17' 03" x 7' 0") or (5.26m x 2.13m)

Window overlooking rear. Door to garden

Kitchen/Diner (30' 05" x 12' 06") or (9.27m x 3.81m)

Range of wall and floor units with Formica work surfaces. Stainless steel one and a half bowl single drainer sink unit. Concealed space for fridge and freezer. Neff double oven and Neff gas hob with extractor. Bosch Dishwasher. Microwave x 2, pull out larder cupboard. Concealed lighting. Tiled walls and floor. Double aspect and patio door to side.

Utility Room

Plumbed for washing machine and tumble dryer. Space for freezer and storage.

First Floor

Bedroom 2 (16' 09" x 12' 06") or (5.11m x 3.81m)

Bay window overlooking front. Range of fitted wardrobes.

Bedroom 3 (14' 03" x 12' 06") or (4.34m x 3.81m)

Range of fitted wardrobes.

Bedroom 4 (11' 0" x 11' 0") or (3.35m x 3.35m)

Fitted wardrobes

Bedroom 5 (12' 09" x 9' 09") or (3.89m x 2.97m)

Fitted wardrobes. Wash hand basin

Family Bathroom

Suite comprising panelled bath with shower over. Wash hand basin in vanity unit. Airing cupboard. Tiled walls.

Shower Room/WC

Suite comprising shower cubicle, wash hand basin and low flush WC

Second Floor

Bedroom 1 (14' 0" x 13' 03") or (4.27m x 4.04m)

Extensive range of fitted wardrobes.

Ensuite Bathroom

EXTERIOR

GARDEN

Laid to lawn with patio area and flower borders

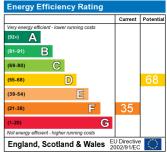
Driveway

Off Street Parking

Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY

e: info@melvinjacobs.com



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.



