

Highview Avenue Edgware HA8 9TX



- 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**  
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These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not garenteed 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

## 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	35	
(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.