

Whitchurch Lane, Edgware, HA8 6QL



- Family Home
- 3 Double Bedroom
- 2 Reception Rooms
- Current HMO License for 5 Persons
- Off Street Parking
- Enclosed Garden
- GCH & Double Glazed
- Viewing Highly Recommended
- Call 020 8381 2908

£689,950
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

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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

Guest Cloakroom

Lounge (14' 09" x 14' 03") or (4.50m x 4.34m)

Dining Room (24' 09" x 10' 09") or (7.54m x 3.28m)

Kitchen/Breakfast Room (20' 0" x 9' 09") or (6.10m x 2.97m)

First Floor

Bedroom 1 (14' 09" x 12' 06") or (4.50m x 3.81m)

Bedroom 2 (15' 0" x 11' 09") or (4.57m x 3.58m)

Bedroom 3 (11' 06" x 9' 03") or (3.51m x 2.82m)

Bathroom

Separate WC

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		77
(55-68) D	66	
(39-54) E		
(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.