

Warwick Avenue, Edgware, HA8 8UN



- 4 Bedrooms
- 2 Bathrooms (one ensuite)
- Lounge/Dining Room
- Kitchen
- Guest Cloakroom
- Approx 100 ft Garden
- Garage
- Own Driveway

£699,950
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

**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

Guest Cloakroom

Lounge/Dining Room (27' 0" x 11' 0") or (8.23m x 3.35m)

Kitchen (11' 0" x 6' 06") or (3.35m x 1.98m)

First Floor

Bedroom 2 (13' 09" x 9' 06") or (4.19m x 2.90m)

Bedroom 3 (12' 09" x 9' 06") or (3.89m x 2.90m)

Bedroom 4 (8' 0" x 7' 0") or (2.44m x 2.13m)

Family Bathroom

Second Floor

Bedroom 1 (16' 09" x 11' 0") or (5.11m x 3.35m)

Ensuite Shower Room

GARDEN

Approx 100

Garage

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

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.

