

Farm Road, Edgware, HA8 9LR



- 3 Bedrooms
- Bathroom
- Lounge/Dining Room
- Kitchen
- Gas Central Heating
- Garden
- On Street Parking
- Within The Eruv
- Chain Free

**£525,000**  
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](http://www.melvinjacobs.com)







**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

Lounge/Dining Room (28' 03" x 11' 09" ) or (8.61m x 3.58m)

Bay window

Kitchen (8' 06" x 7' 0" ) or (2.59m x 2.13m)

Range of wall and base units with Formica work surfaces.  
Stainless steel single bowl sink unit. Concealed fridge/freezer.  
Free standing cooker with extractor. Plumbed for washing machine and dishwasher.

## First Floor

Bedroom 1 (13' 06" x 11' 0" ) or (4.11m x 3.35m)

Bedroom 2 (14' 0" x 11' 0" ) or (4.27m x 3.35m)

Bedroom 3 (7' 06" x 7' 03" ) or (2.29m x 2.21m)

## Bathroom

Suite comprising panelled bath with shower attachment.  
Pedestal wash hand basin. Tiled walls.

## Separate WC

Window

## GARDEN

Mainly laid to lawn with patio area.

## Tenure

We are informed that the tenure is Freehold


## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

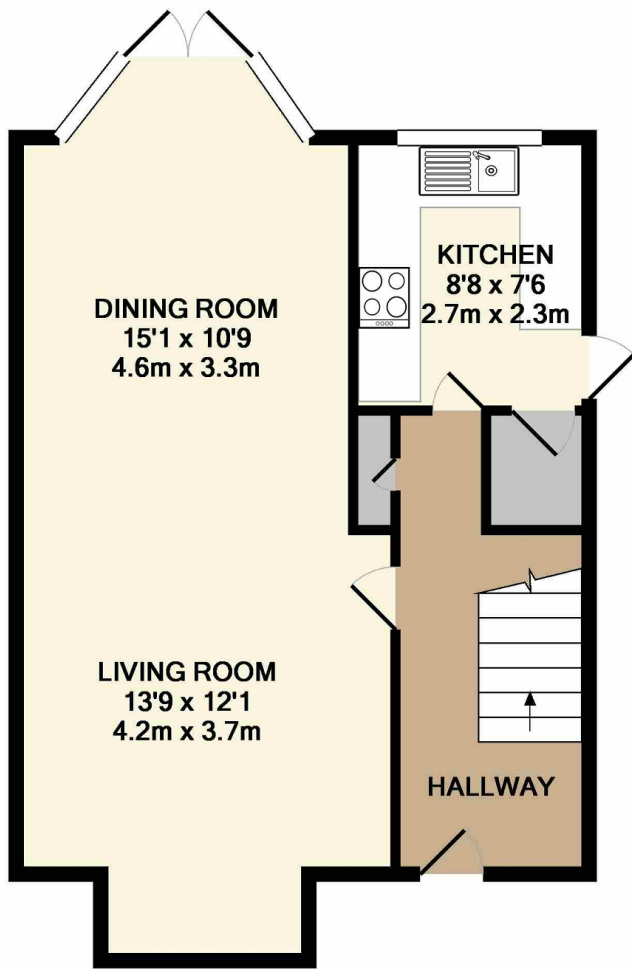
## Melvin Jacobs Estate Agents

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

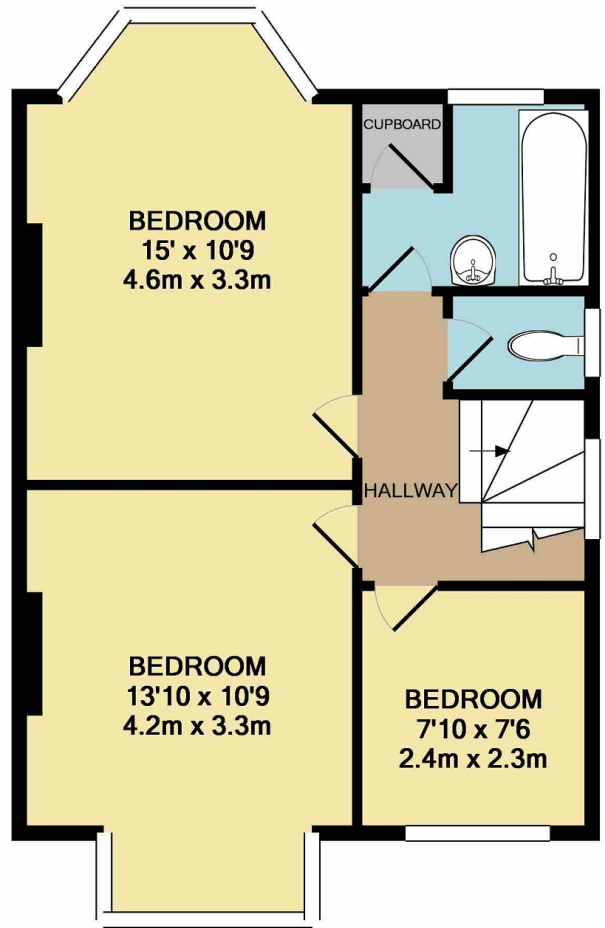
e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 456 SQ.FT.  
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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