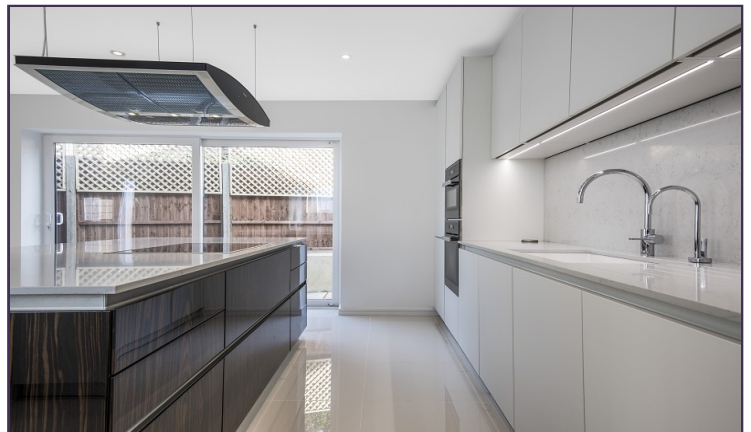
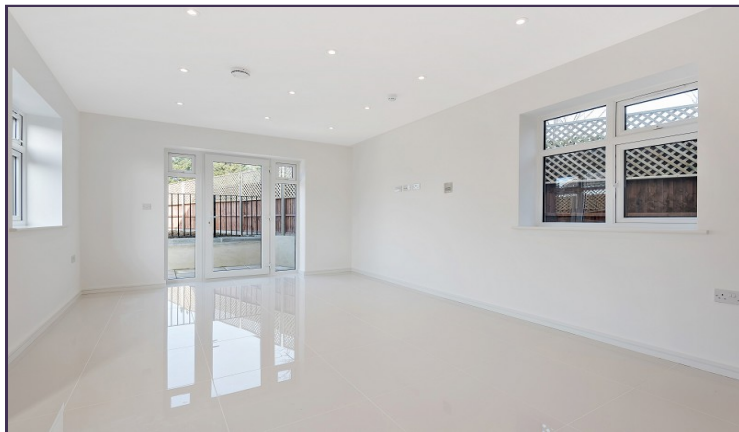


Oakmead Gardens Edgware HA8 9RW



- 4 Bedrooms
- 3 Bathrooms (2 ensuite)
- Guest Cloakroom
- Reception Room
- Kitchen
- Garden
- Driveway
- Viewing is a must!

Offers In Region Of  
**£700,000**  
Subject To Contract





**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



Reception 1 (23' 04" x 11' 03" ) or (7.11m x 3.43m)

Kitchen (18' 03" x 17' 09" ) or (5.56m x 5.41m)

**First Floor**

Bedroom (11' 02" x 10' 10" ) or (3.40m x 3.30m)

**En Suite**

Bedroom (11' 02" x 11' 01" ) or (3.40m x 3.38m)

Bedroom (11' 01" x 9' 10" ) or (3.38m x 3.00m)

**Family Bathroom**

**Second Floor**

Master Bedroom (13' 06" x 9' 06" ) or (4.11m x 2.90m)

**En Suite**

Storage Area (24' 03" x 6' 03" ) or (7.39m x 1.91m)

**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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

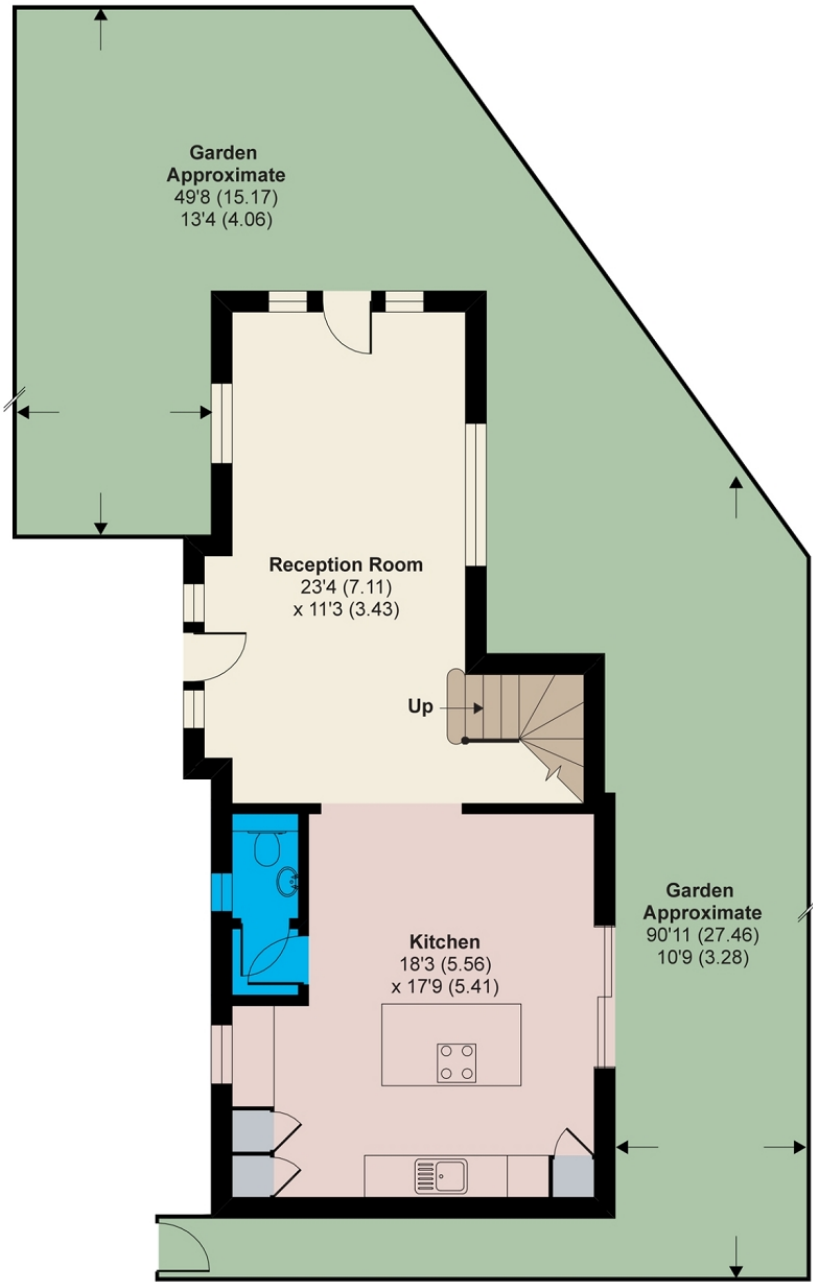
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

# Oakmead Gardens, Edgware, HA8 9RW

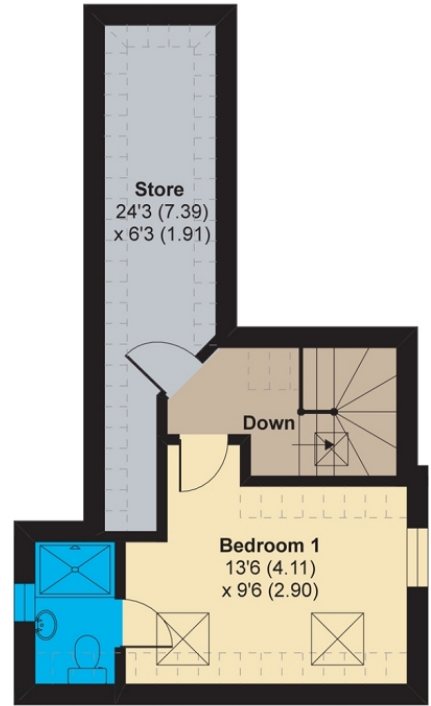
APPROX. GROSS INTERNAL FLOOR AREA 1439 SQ FT 133.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



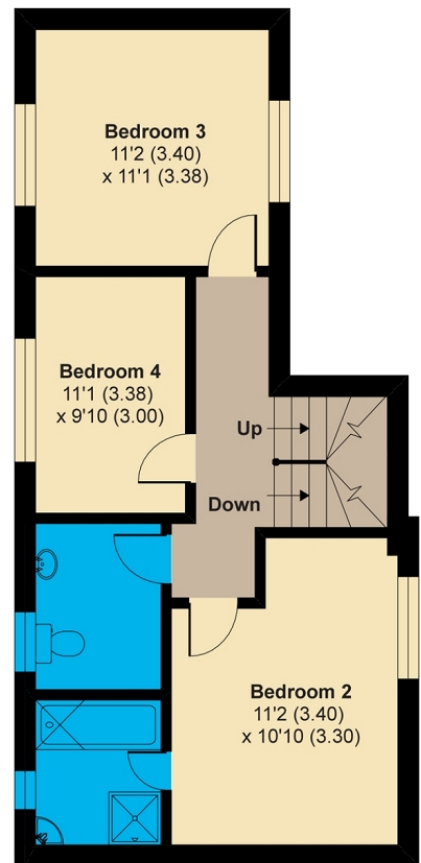
Denotes restricted head height



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.