

Kings Drive Edgware HA8 8EB



- 5 Bedrooms
- 3 Bathrooms (2 Ensuite)
- Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Guest Cloakroom
- Utility Room
- Garden
- 27 ft Long Garage & Own Driveway

Offers In Excess Of  
**£1,050,000**  
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

Guest Cloakroom

Dining Room (14' 10" x 13' 08" ) or (4.52m x 4.17m)

Reception Room (15' 0" x 12' 02" ) or (4.57m x 3.71m)

Kitchen/Breakfast Room (27' 06" x 20' 05" ) or (8.38m x 6.22m)

Utility Room

Study (12' 11" x 8' 03" ) or (3.94m x 2.51m)

First Floor

Bedroom 1 (14' 03" x 11' 10" ) or (4.34m x 3.61m)

Ensuite Bathroom

Dressing Room (17' 01" x 6' 07") or (5.21m x 2.01m)

Bedroom 2 (14' 10" x 11' 10" ) or (4.52m x 3.61m)

Bedroom 3 (9' 11" x 7' 09" ) or (3.02m x 2.36m)

Bedroom 4 (7' 09" x 7' 08" ) or (2.36m x 2.34m)

Family Bathroom

Second Floor

Bedroom 5 (16' 05" x 13' 05") or (5.00m x 4.09m)

Ensuite Shower Room

GARDEN

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

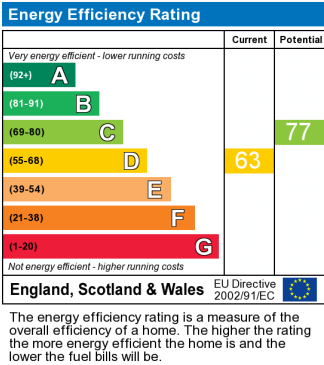
45 - 47 Manor Park Crescent,

Edgware,

Middlesex,

HA8 7LY

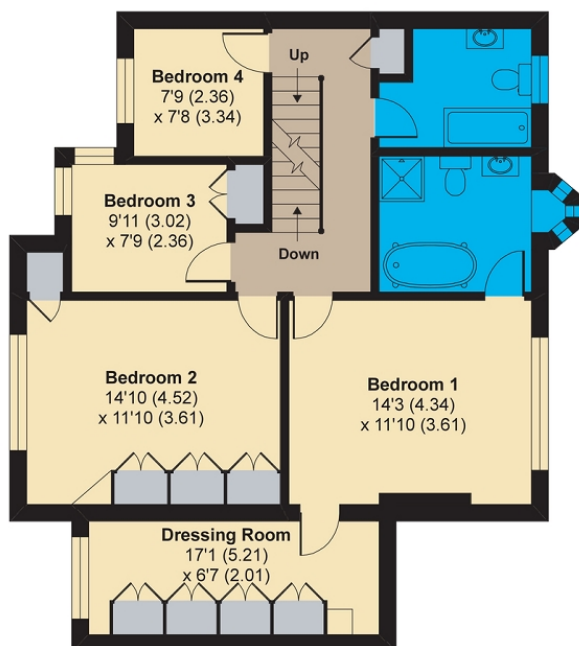
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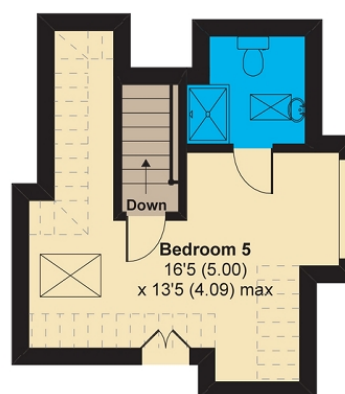
# Kings Drive, Edgware, HA8 8EB

APPROX. GROSS INTERNAL FLOOR AREA 2594 SQ FT 240.9 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

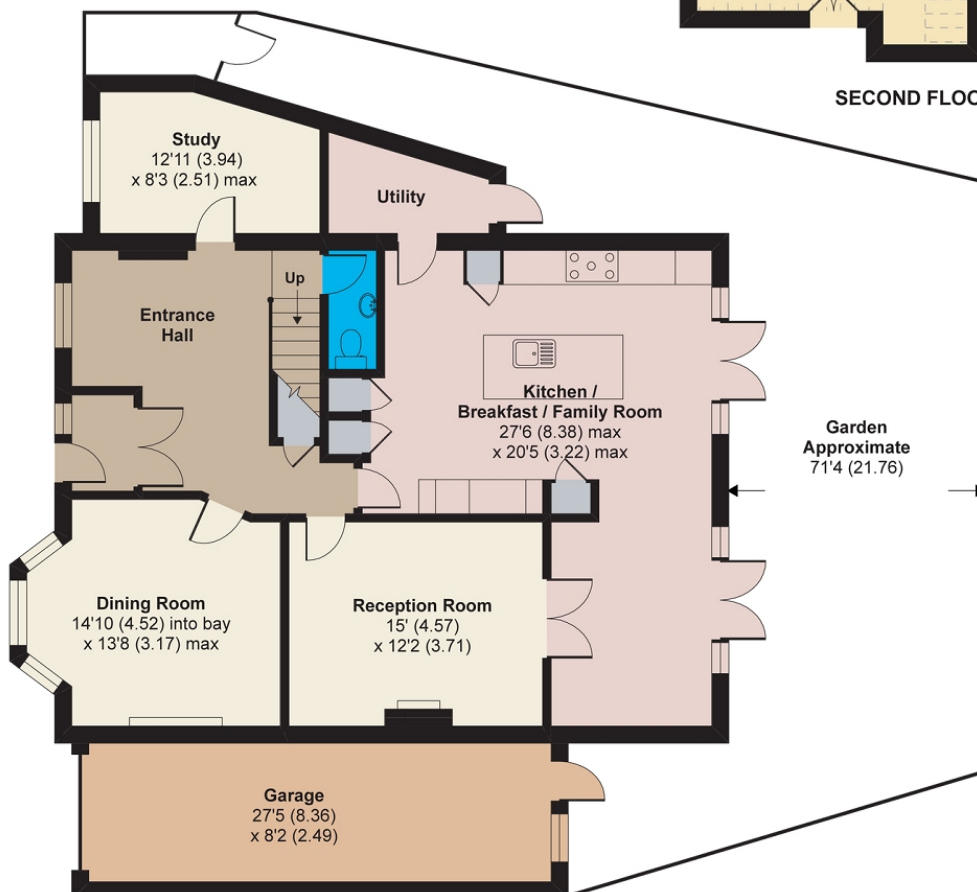


FIRST FLOOR

Denotes restricted  
head height



SECOND FLOOR



GROUND 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.