

Wolmer Gardens Edgware HA8 8QD



- !!! REDUCED TO SELL !!!
- 4/5 Bedrooms
- 3 Bathrooms (2 ensuite)
- Lounge/Dining Room & Playroom
- TV Room/Bed 5 En-Suite
- Kitchen/Breakfast Room
- Study
- Garden
- Own Driveway
- Within the Eruv

£749,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Entrance Hall

Lounge/Dining Room (28' 0" x 11' 0") or (8.53m x 3.35m)

Kitchen/Breakfast Room (13' 04" x 13' 03") or (4.06m x 4.04m)

Playroom (9' 07" x 8' 11") or (2.92m x 2.72m)

TV Room/Bedroom 5 (17' 06" x 6' 08") or (5.33m x 2.03m)

Ensuite Shower Room

First Floor

Bedroom 2 (14' 05" x 10' 09") or (4.39m x 3.28m)

Bedroom 3 (13' 0" x 10' 09") or (3.96m x 3.28m)

Bedroom 4 (10' 06" x 9' 03") or (3.20m x 2.82m)

Family Bathroom

Study (5' 11" x 5' 08") or (1.80m x 1.73m)

Second Floor

Bedroom 1 (15' 07" x 11' 11") or (4.75m x 3.63m)

Ensuite Shower Room

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

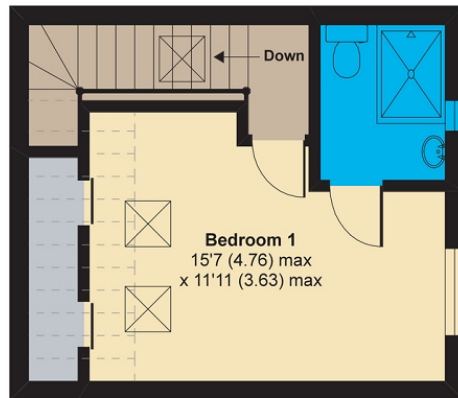
e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

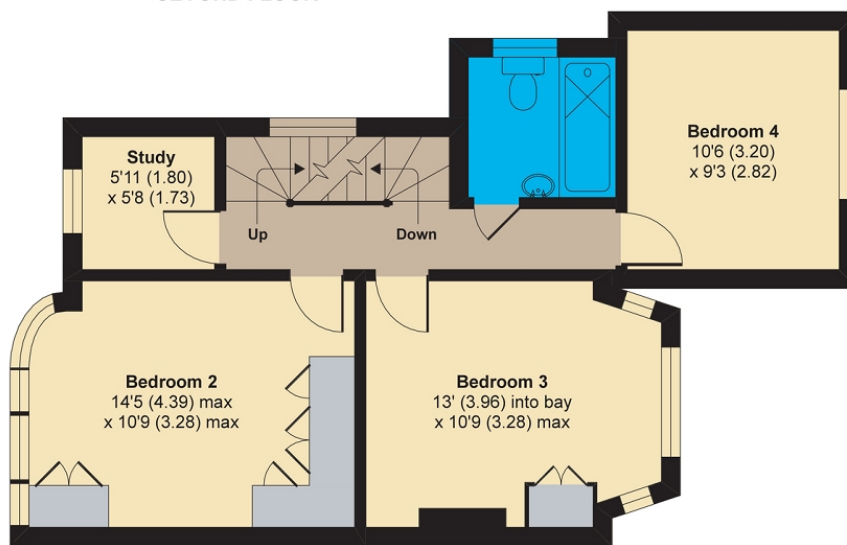
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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APPROX. GROSS INTERNAL FLOOR AREA 1634 SQ FT 151.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

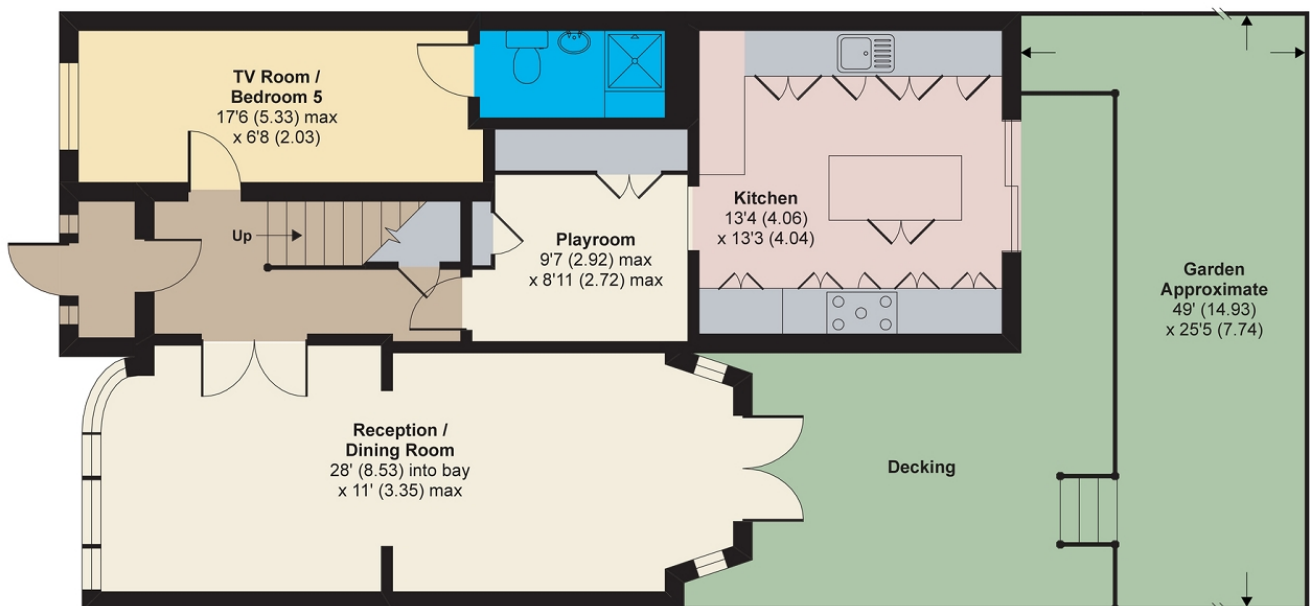


SECOND FLOOR



FIRST FLOOR

Denotes restricted head height



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.