

Fairview Way Edgware HA8 8JE



- 5 Bedroom 3 Bathroom (2 En-Suite)
- 4 Reception Rooms
- Kitchen Breakfast Room
- Utility, Storage Room & Cellar
- Off Street Parking
- Beautifully Presented Throughout
- Viewing Essential
- Call Sole Agents To View 020 8381 2908

£995,000
Subject To Contract

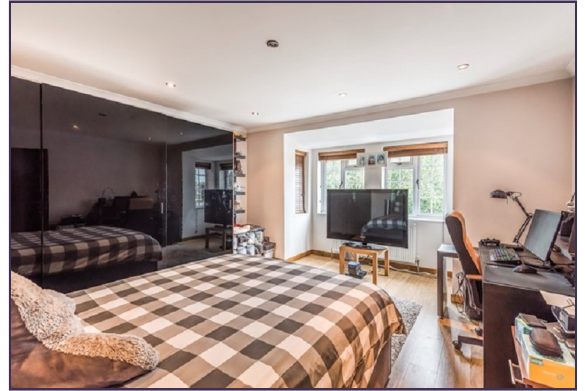


MELVIN LACROIX ESTATE AGENTS

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 (16' 01" x 14' 0") or (4.90m x 4.27m)

Dining Room (14' 02" x 11' 09") or (4.32m x 3.58m)

Garden room (10' 02" x 5' 07") or (3.10m x 1.70m)

TV Room (14' 07" x 7' 09") or (4.45m x 2.36m)

Kitchen/Breakfast Room (18' 07" x 17' 02") or (5.66m x 5.23m)

Utility Room

Lower Ground Floor

Cellar (14' 03" x 11' 11") or (4.34m x 3.63m)

First Floor

Bedroom 1 (18' 07" x 16' 08") or (5.66m x 5.08m)

En Suite

Bedroom 3 (16' 02" x 13' 11") or (4.93m x 4.24m)

Bedroom 4 (14' 02" x 11' 09") or (4.32m x 3.58m)

Bedroom 5 (13' 01" x 7' 08") or (3.99m x 2.34m)

Bathroom

Second Floor

Bedroom 2 (18' 03" x 14' 04") or (5.56m x 4.37m)

En Suite

Store Room (8' 04" x 6' 02") or (2.54m x 1.88m)

EXTERIOR

Rear Garden

Driveway

Off Street Parking

Store Room (12' 04" x 8' 11") or (3.76m x 2.72m)

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		
(69-80) C	73	79
(55-68) D		
(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.

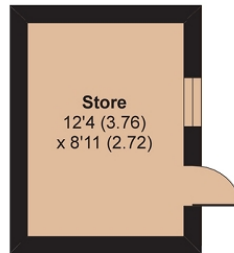
Fairview Way, Edgware, HA8

APPROX. GROSS INTERNAL FLOOR AREA 2661 SQ FT 247.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING / INCLUDES CELLAR)

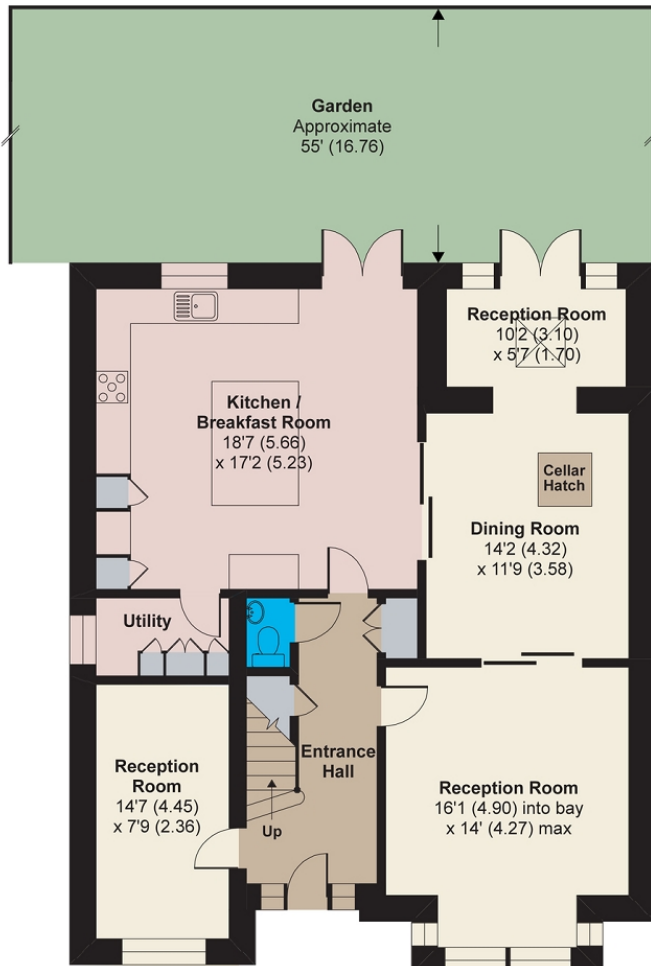
Denotes restricted
head height



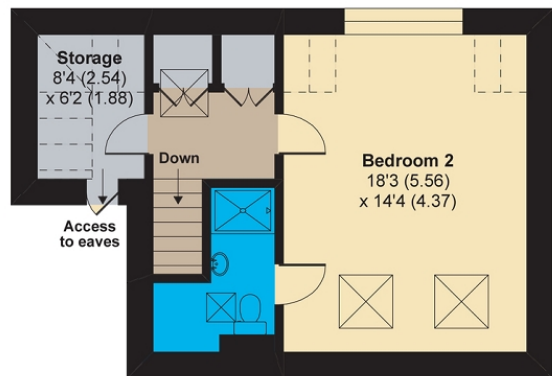
LOWER GROUND FLOOR



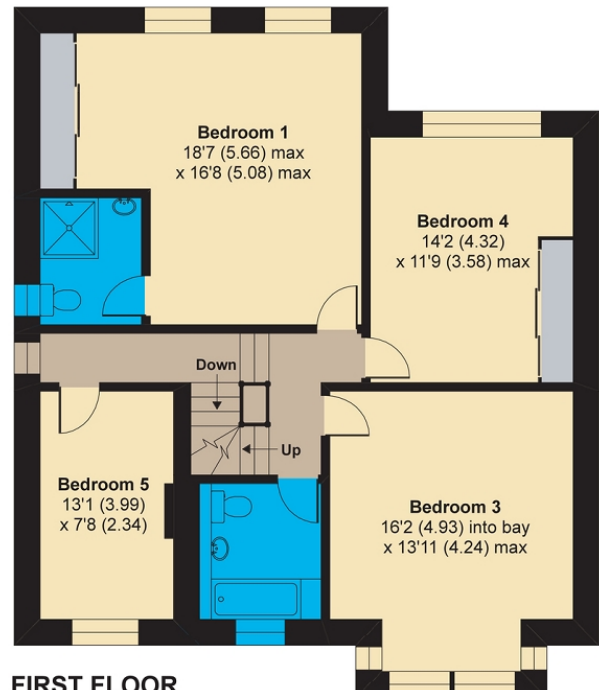
OUTBUILDING



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.