

Windsor Avenue Edgware HA8 8SR



- 5 Bedrooms 2 Bathrooms (1 En-Suite)
- Lounge/Dining Room
- Kitchen/Breakfast Room/Conservatory
- Exceptional Throughout
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Within The Eruv
- Viewing Highly Recommended 020 8381 2908

£729,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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 Porch

Entrance Hall

Guest Cloakroom

Living Area (13' 01" x 11' 02") or (3.99m x 3.40m)

Dining Area (39' 5" x 33' 0") or (12.02m x 10.05m)

Kitchen Area (9' 10" x 7' 05") or (3.00m x 2.26m)

Breakfast Room

Conservatory (13' 02" x 10' 08") or (4.01m x 3.25m)

First Floor

Landing

Bedroom (13' 03" x 11' 10") or (4.04m x 3.61m)

Bedroom (8' 06" x 6' 11") or (2.59m x 2.11m)

Bedroom (14' 07" x 11' 11") or (4.45m x 3.63m)

Family Bathroom

Second Floor

Master Bedroom (20' 0" x 11' 11") or (6.10m x 3.63m)

En Suite

Bedroom/Study (10' 03" x 7' 11") or (3.12m x 2.41m)

EXTERIOR

GARDEN

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Melvin Jacobs Estate Agents

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

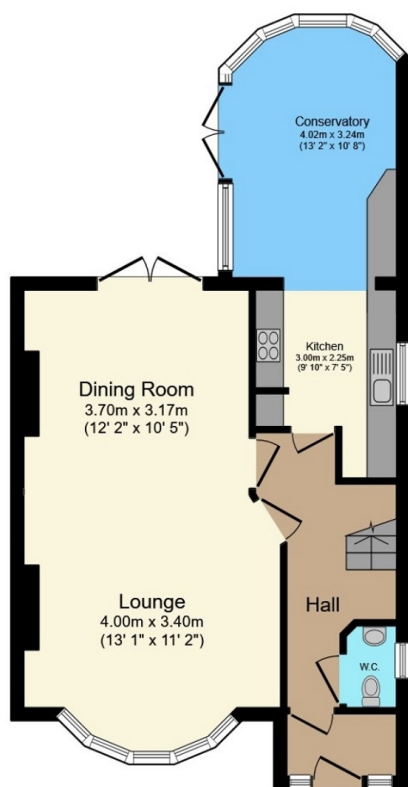
e: info@melvinjacobs.com

Viewing

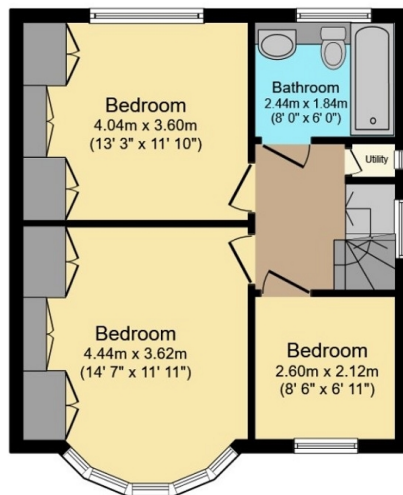
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

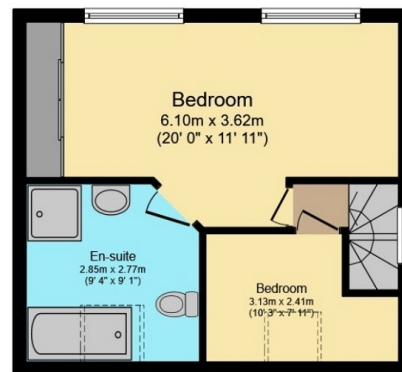
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Ground Floor



First Floor



Second Floor

Total floor area 127.0 sq. m. (1,367 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).