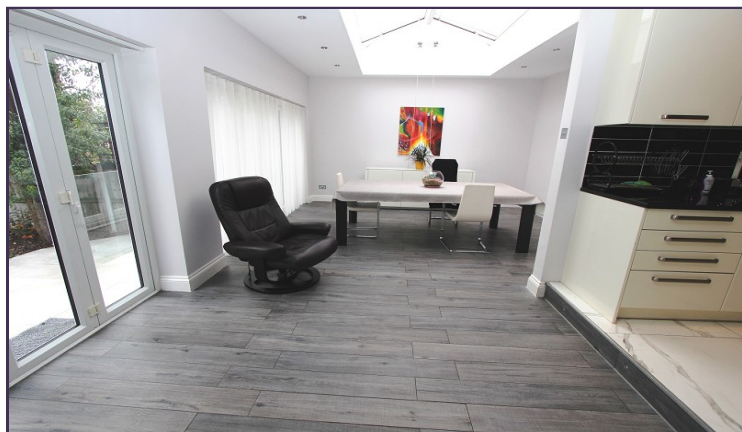


St Margarets Road, Edgware, HA8 9UU



- 6 Bedrooms
- 3 Bathrooms (2 ensuite)
- Lounge
- Living Room
- Kitchen
- Library
- Annexe/Playroom
- Guest Cloakroom
- Garden
- Own Driveway and Off Street Parking

£1,250,000
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

**MELVIN
JACOBS**
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 (17' 06" x 13' 0") or (5.33m x 3.96m)

Open with

Library (17' 06" x 13' 0") or (5.33m x 3.96m)

Living Room (26' 03" x 10' 06") or (8.00m x 3.20m)

Bi Folding doors to garden

Open with Kitchen and Annexe Room/Playroom

Kitchen (18' 0" x 13' 0") or (5.49m x 3.96m)

Annexe Room/Playroom (13' 06" x 6' 09") or (4.11m x 2.06m)

Utility Room (7' 09" x 5' 09") or (2.36m x 1.75m)

STAIRS TO FIRST FLOOR

Bedroom 1 (15' 03" x 12' 09") or (4.65m x 3.89m)

Ensuite Shower Room

Bedroom 2 (13' 06" x 10' 0") or (4.11m x 3.05m)

Bedroom 3 (13' 06" x 9' 06") or (4.11m x 2.90m)

Bedroom 4 (13' 06" x 6' 06") or (4.11m x 1.98m)

Bedroom 5 (14' 06" x 8' 03") or (4.42m x 2.51m)

Family Bathroom

STAIRS TO SECOND FLOOR

Bedroom 6 (25' 03" x 13' 06") or (7.70m x 4.11m)

Dressing Room (10' 0" x 7' 0") or (3.05m x 2.13m)

Ensuite Shower Room

Melvin Jacobs Estate Agents

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

e: info@melvinjacobs.com

GARDEN

Approx 110'

Driveway

Off Street Parking

For 3 cars

Tenure

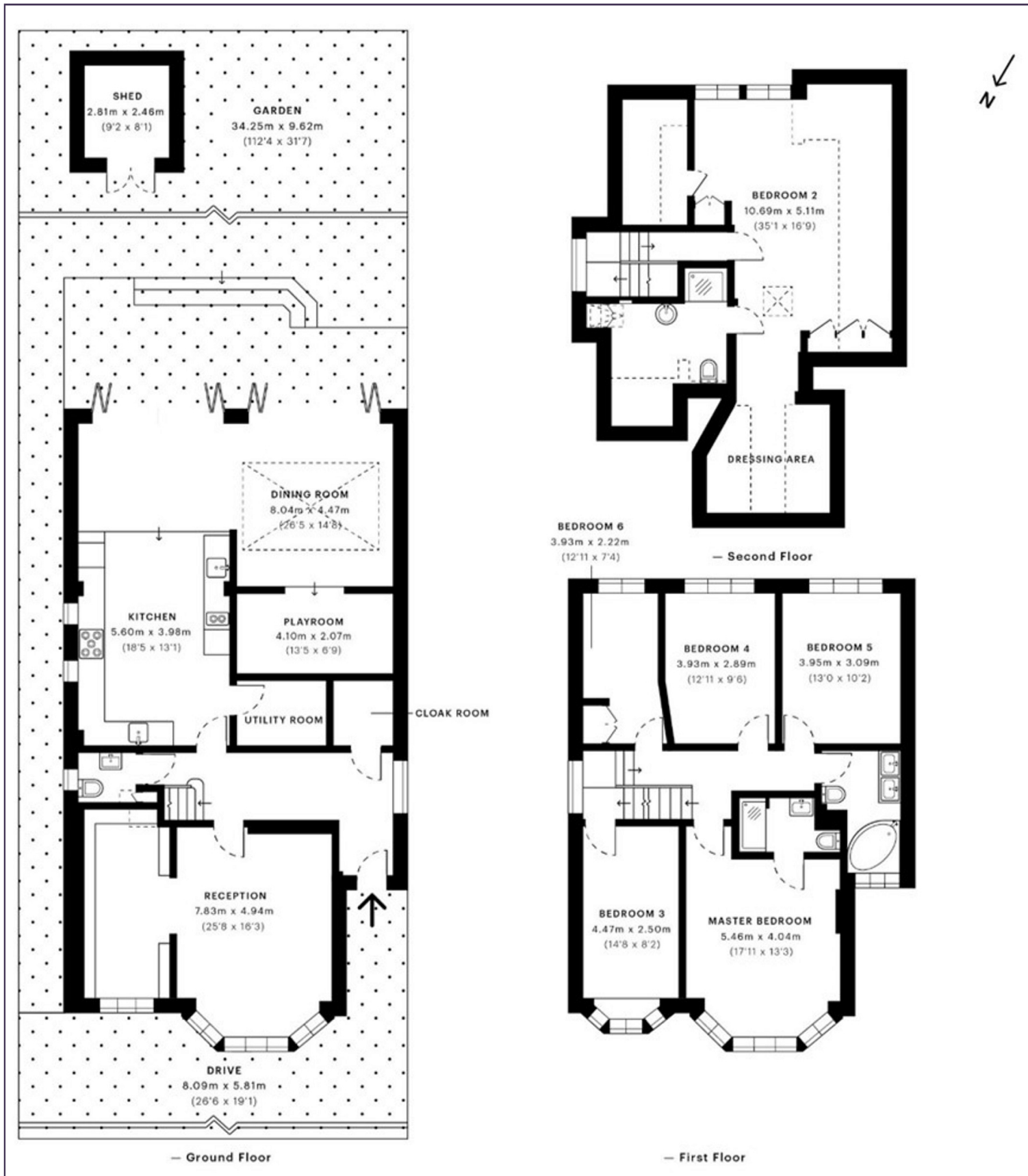
We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(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.



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