

Magnolia Gardens, Edgware, HA8 9GH



- 3 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Reception Room
- Dining Room
- Kitchen
- Guest Cloakroom
- Garden
- Off Street Parking
- Garage

£550,000

Subject To Contract

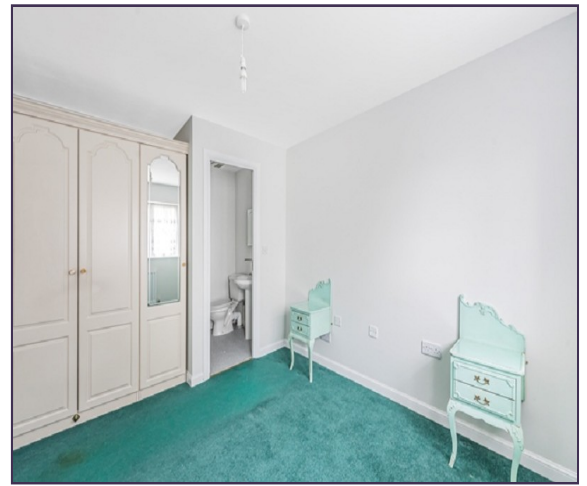


MELVIN JACOBS ESTATE AGENTS

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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

Guest Cloakroom

Reception Room (14' 06" x 12' 07") or (4.42m x 3.84m)

Dining Room (11' 08" x 8' 01") or (3.56m x 2.46m)

Kitchen (11' 04" x 7' 04") or (3.45m x 2.24m)

STAIRS TO FIRST FLOOR

Bedroom 1 (10' 03" x 9' 10") or (3.12m x 3.00m)

Ensuite Shower Room

Bedroom 2 (10' 02" x 7' 09") or (3.10m x 2.36m)

Bedroom 3 (7' 08" x 6' 10") or (2.34m x 2.08m)

Bathroom

GARDEN

Garage

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Edgware,
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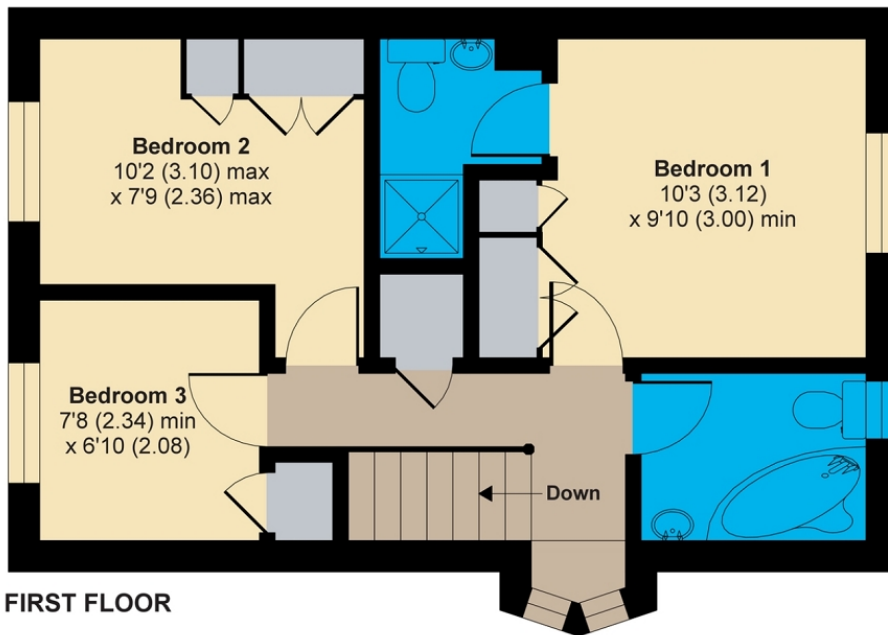
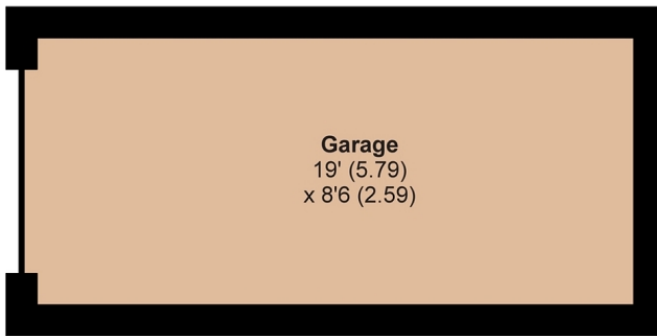
e: info@melvinjacobs.com

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (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 | | |

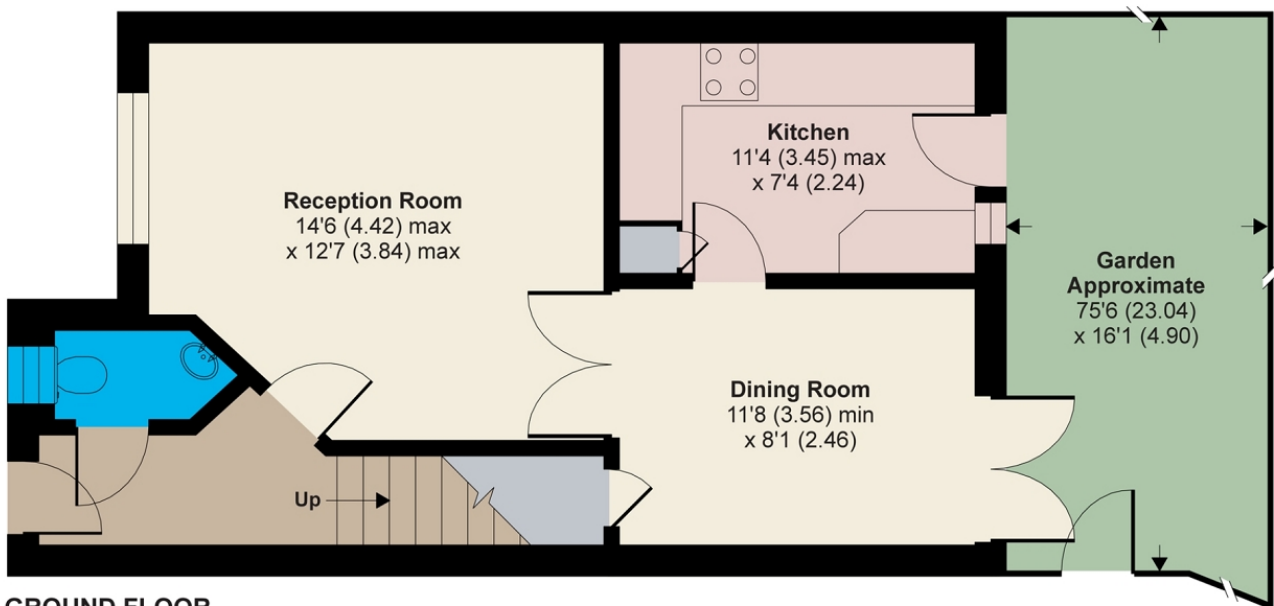
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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APPROX. GROSS INTERNAL FLOOR AREA 1031 SQ FT 95.7 SQ METRES (INCLUDES GARAGE)



FIRST 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.

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