

Upcroft Avenue, Edgware, HA8 9RA



- 4 bedroom 2 Bathroom Semi Detached Home
- 31ft Through Reception
- Study
- Guest Cloakroom
- Off Street Parking
- 2 Store Areas In Garden
- Enclosed Rear Garden
- Call 020 8381 2908 To View

£755,000
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





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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

Hallway

Living/Dining Room (31' 10" x 11' 10") or (9.70m x 3.61m)

Kitchen (9' 11" x 9' 09") or (3.02m x 2.97m)

Study (12' 01" x 7' 02") or (3.68m x 2.18m)

Cloak Room

First Floor

Master Bedroom (14' 03" x 13' 11") or (4.34m x 4.24m)

Bedroom 2 (13' 01" x 11' 10") or (3.99m x 3.61m)

Bedroom 3 (9' 07" x 8' 09") or (2.92m x 2.67m)

Bedroom 4/Study (9' 03" x 6' 10") or (2.82m x 2.08m)

Family Bathroom

Shower Room

EXTERIOR

GARDEN

Store Room

Storage Area

Driveway

Tenure

We are informed that the tenure is Freehold


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
Middlesex,
HA8 7LY

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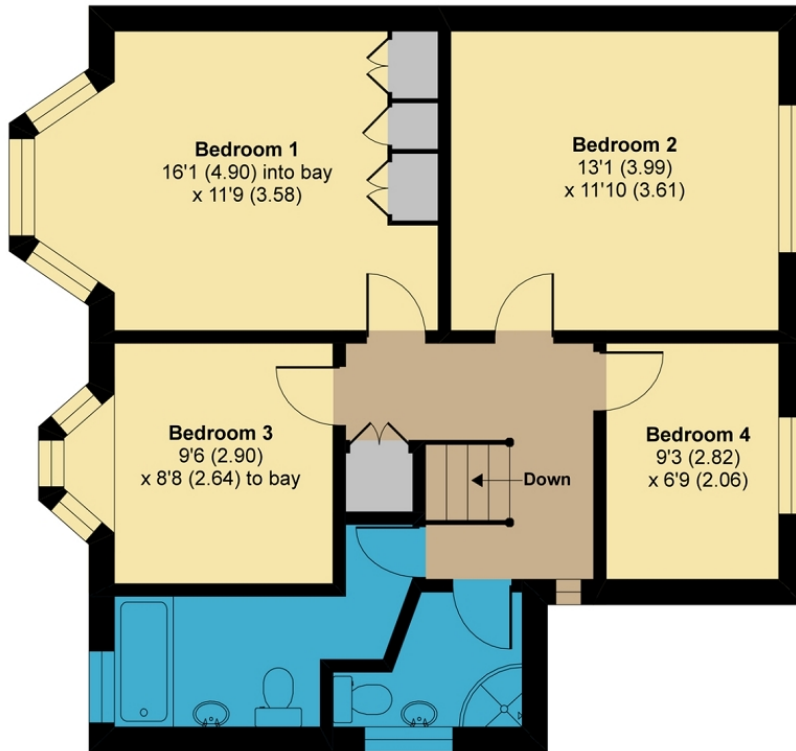
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

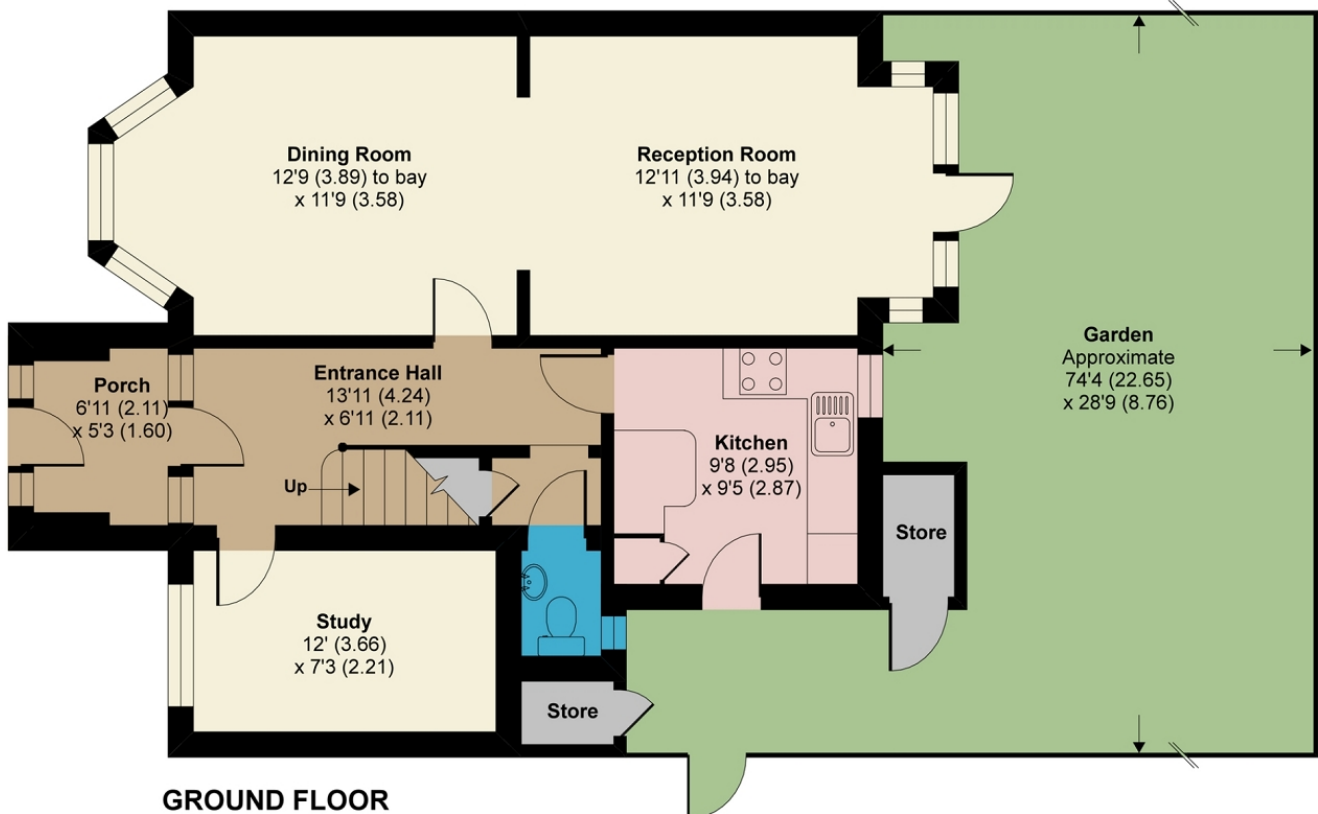
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Approximate Area = 1433 sq ft / 133.1 sq m (excludes stores)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Melvin Jacobs Estate Agents. REF: 616760