

Oakleigh Gardens, Edgware, HA8 8EA



- 4 Bedrooms
- Ensuite Bathroom
- Ensuite Dressing Room
- Family Bathroom
- Through Reception Room
- Family Room
- Utility Room
- Guest Cloakroom
- Garden and Roof Terrace
- Garage and Driveway

**£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](http://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

Entrance Hall (14' 10" x 11' 10") or (4.52m x 3.61m)

Viewing

Guest Cloakroom

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Utility Room (8' 03" x 5' 08" ) or (2.51m x 1.73m)

Kitchen/Breakfast Room (13' 06" x 10' 04") or (4.11m x 3.15m)

Double Reception Room (30' 02" x 13' 10") or (9.19m x 4.22m)

Dining Room/Family Room (21' 07" x 13' 06") or (6.58m x 4.11m)

Store Room (8' 04" x 6' 05" ) or (2.54m x 1.96m)

**First Floor**

Bedroom 1 (14' 11" x 13' 11" ) or (4.55m x 4.24m)

Ensuite Dressing Room (13' 10" x 8' 02" ) or (4.22m x 2.49m)

**Ensuite Bathroom**

Bedroom 2 (14' 06" x 12' 0") or (4.42m x 3.66m) Access to Roof Terrace

Bedroom 3 (12' 0" x 11' 05" ) or (3.66m x 3.48m)

Bedroom 4 (11' 04" x 11' 03" ) or (3.45m x 3.43m)

**Roof Terrace**

**GARDEN**

Garage/Gym (17' 04" x 8' 04") or (5.28m x 2.54m)

**Driveway**

**Tenure**

We are informed that the tenure is Freehold

**Melvin Jacobs Estate Agents**

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Middlesex,  
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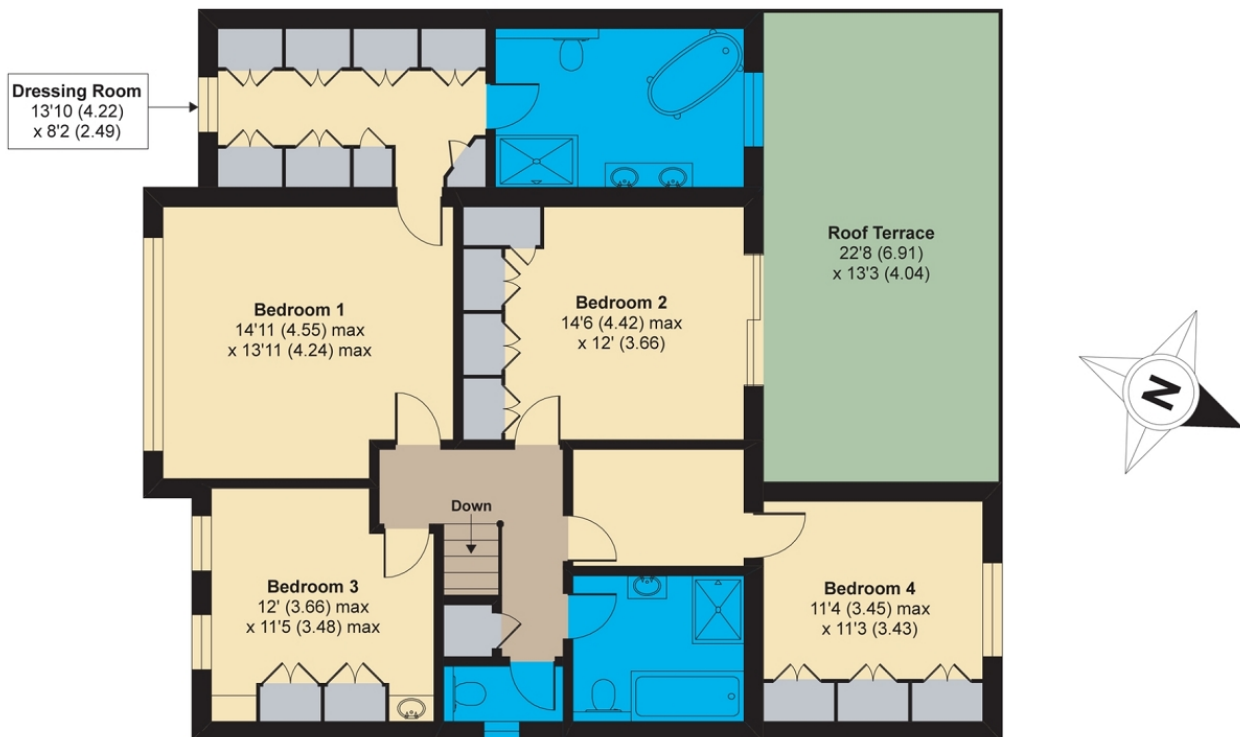
e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

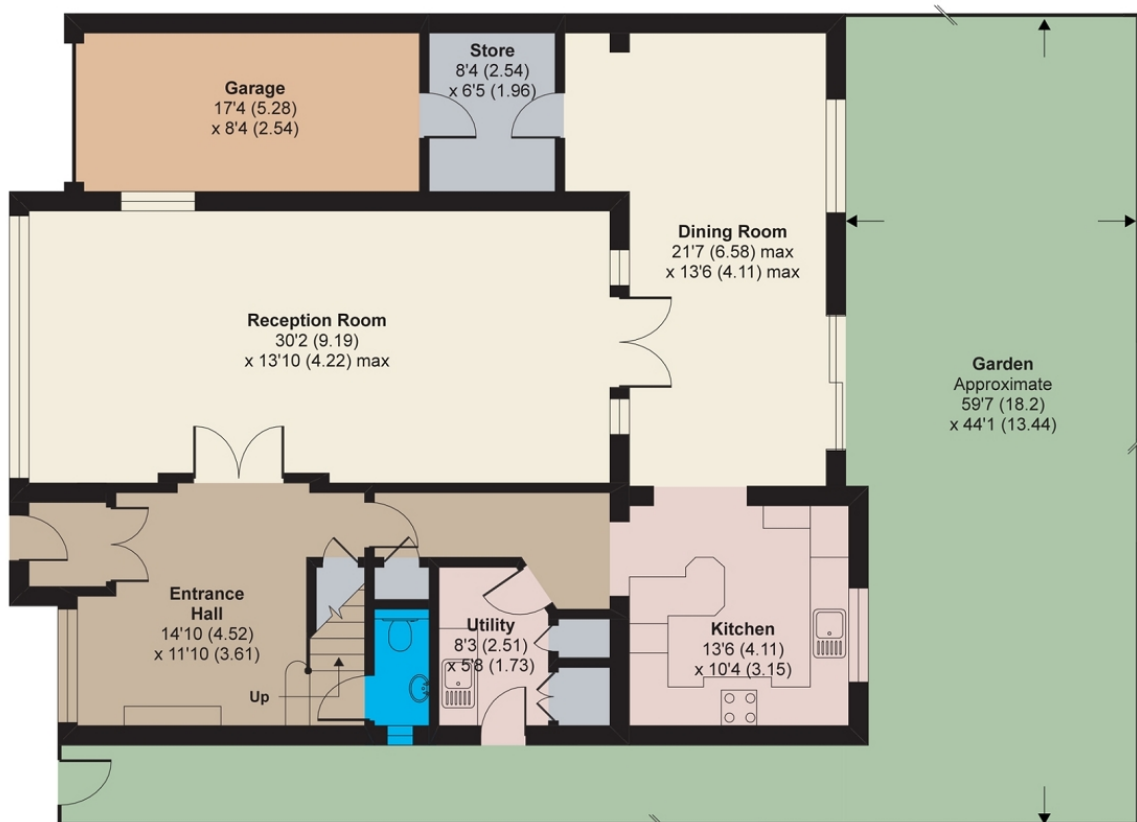
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

# Oakleigh Gardens, Edgware, HA8 8EA

APPROX. GROSS INTERNAL FLOOR AREA 2591 SQ FT 240.7 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.