

Wyre Grove Edgware HA8 8UW



- 3 Bedroom 1 Bathroom
- Two Reception Rooms
- Off Street Parking
- Close To All Local Amenities
- Chain Free
- Off Street Parking
- Viewing Highly Recommended
- Call Sole Agents On 020 8381 2908

Normal
£539,950
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

Lounge (13' 09" x 11' 0") or (4.19m x 3.35m)

Dining Room (12' 09" x 10' 0") or (3.89m x 3.05m)

Kitchen (11' 03" x 6' 03") or (3.43m x 1.91m)

First Floor

Bedroom 1 (11' 09" x 9' 06") or (3.58m x 2.90m)

Bedroom 2 (12' 09" x 10' 06") or (3.89m x 3.20m)

Bedroom 3 (8' 0" x 6' 09") or (2.44m x 2.06m)

Family Bathroom

Separate WC

EXTERIOR

Rear Garden

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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.