

Hillside Gardens, Edgware, HA8 8HB



- 3 Bedrooms
- Bathroom
- Separate WC
- Lounge/Dining Room
- Kitchen/Family Room
- Garden
- Garage
- Shared Driveway
- Chain Free
- VIEW NOW!

**£599,000**  
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)

**MELVIN JACOBS**  
020 8381 2908





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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

Lounge/Dining Room (30' 10" x 12' 10" ) or (9.40m x 3.91m)

Kitchen/Family Room (17' 10" x 12' 01" ) or (5.44m x 3.68m)

Bedroom 1 (16' 00" x 9' 11" ) or (4.88m x 3.02m)

Bathroom

Separate WC

First Floor

Bedroom 2 (15' 02" x 11' 07" ) or (4.62m x 3.53m)

Bedroom 3 (12' 05" x 8' 09" ) or (3.78m x 2.67m)

GARDEN

Store Room (11' 05" x 6' 01" ) or (3.48m x 1.85m)

Garage (17' 00" x 8' 06" ) or (5.18m x 2.59m)

Shared 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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	30	
(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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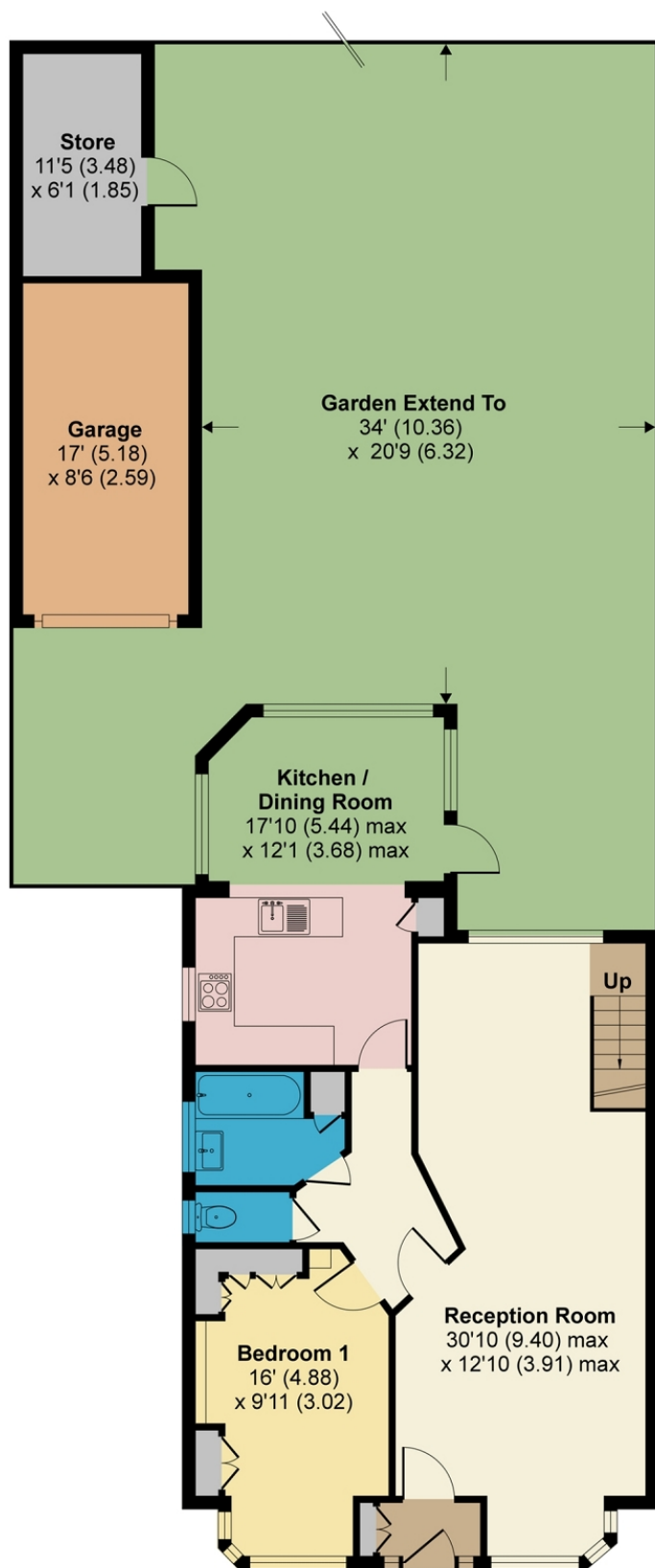
Approximate Area = 1296 sq ft / 120.4 sq m (includes garage)

Limited Use Area(s) = 19 sq ft / 1.8 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 1384 sq ft / 128.6 sq m

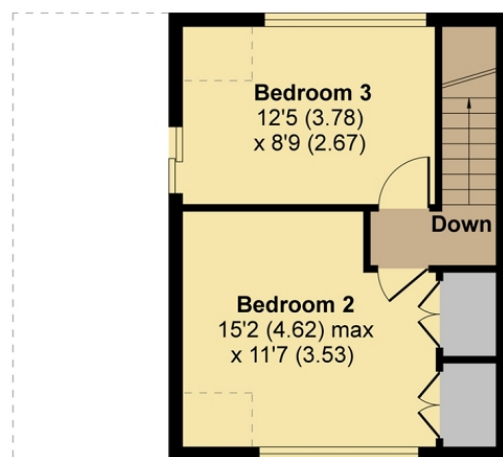
For identification only - Not to scale



GROUND FLOOR



Denotes restricted  
head height



FIRST FLOOR