

Francklyn Gardens, Edgware, HA8 8SB



- 5 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Lounge/Dining Room
- Family Room
- Study
- Utility Room
- Guest Cloakroom
- Garden
- Own Driveway

Offers In Excess Of  
**£715,000**  
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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JACOBS**



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

Lounge/Dining Room (24' 07" x 11' 02" ) or (7.49m x 3.40m)

Family Room (20' 03" x 12' 08" ) or (6.17m x 3.86m)

Guest Cloakroom

Kitchen (9' 02" x 8' 11" ) or (2.79m x 2.72m)

Utility Room (7' 06" x 7' 04" ) or (2.29m x 2.24m)

Study (10' 06" x 7' 04" ) or (3.20m x 2.24m)

## First Floor

Bedroom 1 (10' 10" x 10' 03" ) or (3.30m x 3.12m)

Ensuite Shower Room

Bedroom 2 (14' 09" x 10' 07" ) or (4.50m x 3.23m)

Bedroom 3 (12' 10" x 10' 08" ) or (3.91m x 3.25m)

Bedroom 4 (7' 01" x 5' 11" ) or (2.16m x 1.80m)

Family Bathroom

## Second Floor

Bedroom 5 (12' 05" x 12' 05" ) or (3.78m x 3.78m)

## GARDEN

Driveway

## 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

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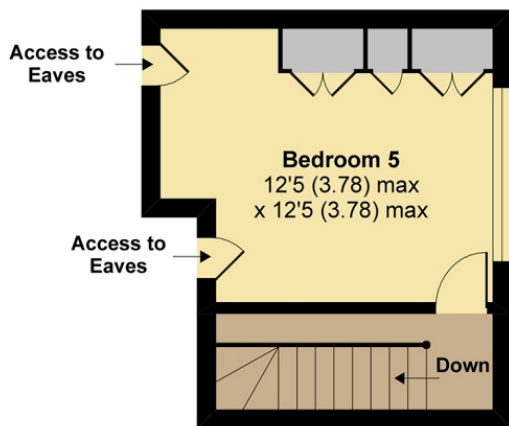
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU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

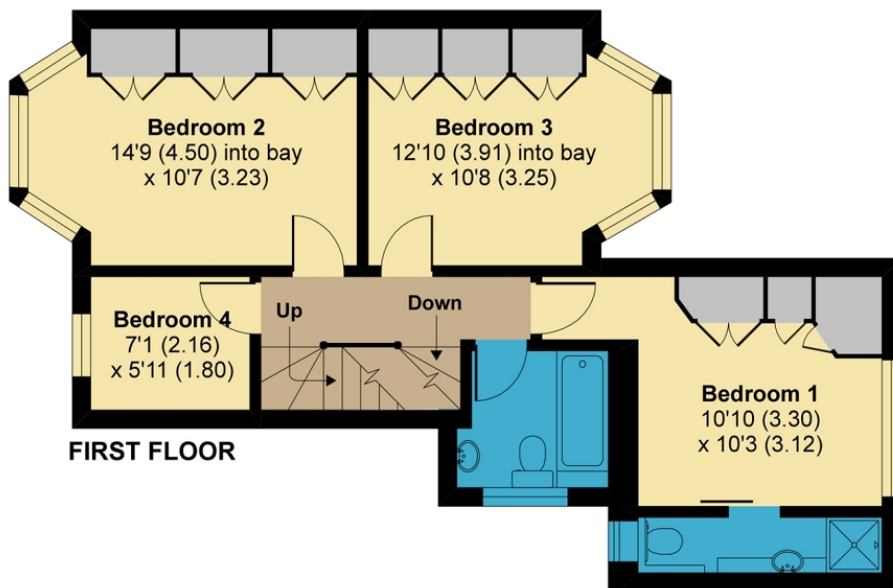
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Approximate Area = 1760 sq ft / 163.5 sq m

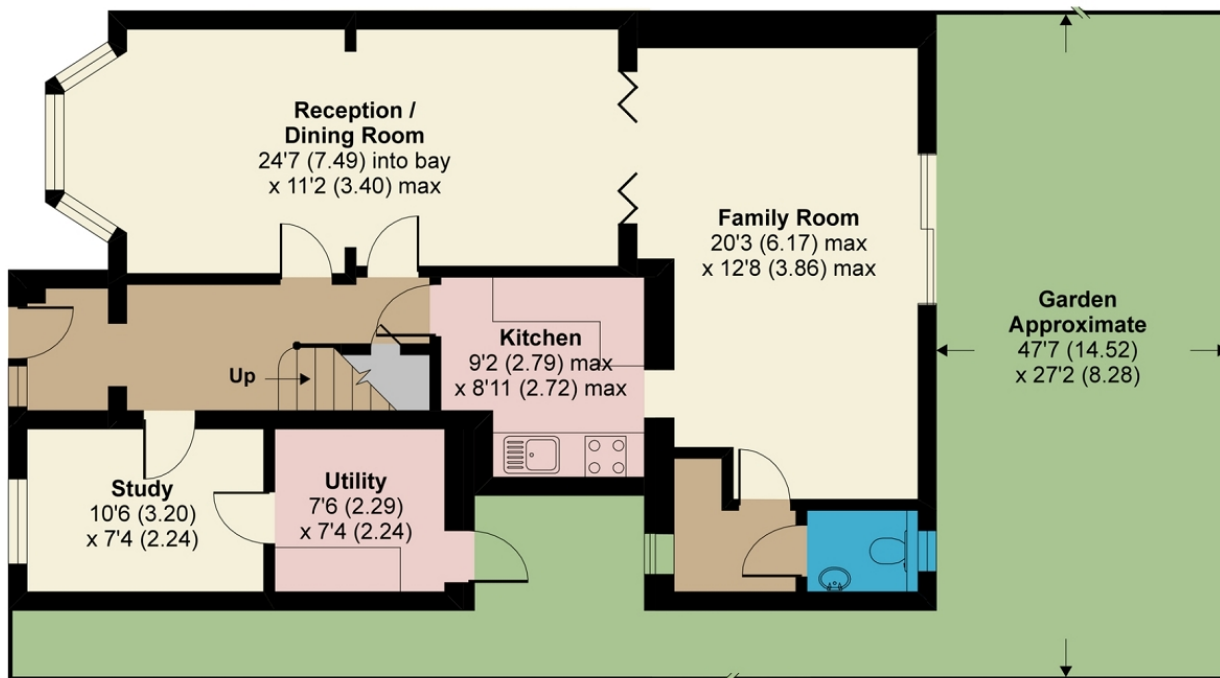
For identification only - Not to scale



SECOND FLOOR



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: 611473