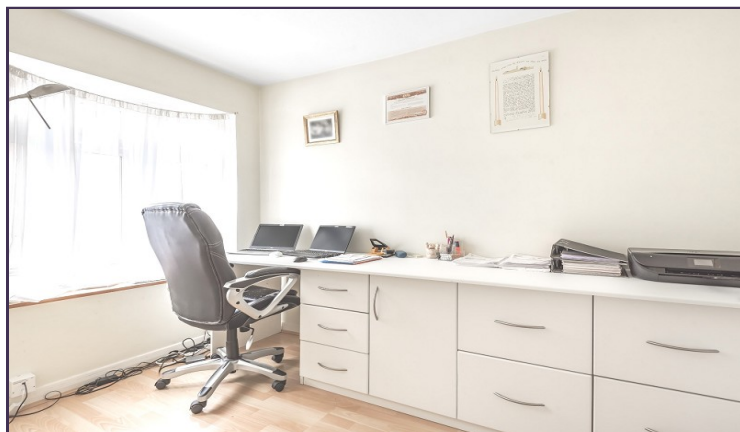


Bullescroft Road, Edgware, HA8 8RN



- 4 Bedrooms
- Bathroom
- Lounge/Dining Room
- Family Room
- Study
- Guest Cloakroom
- Utility Room
- South Facing Garden
- Driveway & Off Street Parking
- Within the Eruv
- VIEW NOW! 020 8381 2908

**£675,000**  
**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

Lounge/Dining Room (28' 05" x 11' 0" ) or (8.66m x 3.35m)

Family Room (19' 11" x 10' 03" ) or (6.07m x 3.12m)

Kitchen (9' 07" x 8' 10" ) or (2.92m x 2.69m)

Utility Room (6' 08" x 4' 05" ) or (2.03m x 1.35m)

## Guest Cloakroom

Study (10' 10" x 6' 08" ) or (3.30m x 2.03m)

## First Floor

Bedroom 1 (15' 01" x 10' 09" ) or (4.60m x 3.28m)

Bedroom 2 (13' 02" x 10' 10" ) or (4.01m x 3.30m)

Bedroom 3 (15' 08" x 6' 09" ) or (4.78m x 2.06m)

Bedroom 4 (8' 05" x 6' 11" ) or (2.57m x 2.11m)

## Bathroom

## South Facing Garden

## Driveway and 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](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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.

# 3 Bullescroft Road, Edgware, HA8 8RN

Approximate Area = 1417 sq ft / 132 sq m

For identification only - Not to scale



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: 618424