

Penshurst Gardens, Edgware, HA8 9TN



- 4 Bedrooms
- Ensuite Bathroom
- 2 x Ensuite Dressing Rooms
- Family Shower Room
- Lounge/Dining Room
- Conservatory
- Family Room & TV Room
- Guest Cloakroom
- Garden
- Garage
- Carriage Driveway

£1,295,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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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 (19' 09" x 7' 07") or (6.02m x 2.31m)

Guest Cloakroom

Lounge/Dining Room (35' 04" x 13' 01") or (10.77m x 3.99m)

Conservatory (23' 08" x 8' 08") or (7.21m x 2.64m)

Family Room (14' 06" x 11' 09") or (4.42m x 3.58m)

Kitchen/Breakfast Room (19' 07" x 12' 01") or (5.97m x 3.68m)

TV Room (11' 05" x 11' 02") or (3.48m x 3.40m)

First Floor

Bedroom 1 (20' 00" x 13' 01") or (6.10m x 3.99m)

Ensuite Bathroom

Ensuite Dressing Room

Access to Eaves

Bedroom 2 (14' 10" x 13' 02") or (4.52m x 4.01m)

Ensuite Dressing Room

Bedroom 3 (12' 06" x 9' 09") or (3.81m x 2.97m)

Bedroom 4 (12' 05" x 9' 07") or (3.78m x 2.92m)

Bathroom

Separate WC

Storage Area

GARDEN (76' 00" x 53' 10") or (23.16m x 16.41m)

With Storage Area

Garage (18' 05" x 10' 00") or (5.61m x 3.05m)

Carriage Driveway

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(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.

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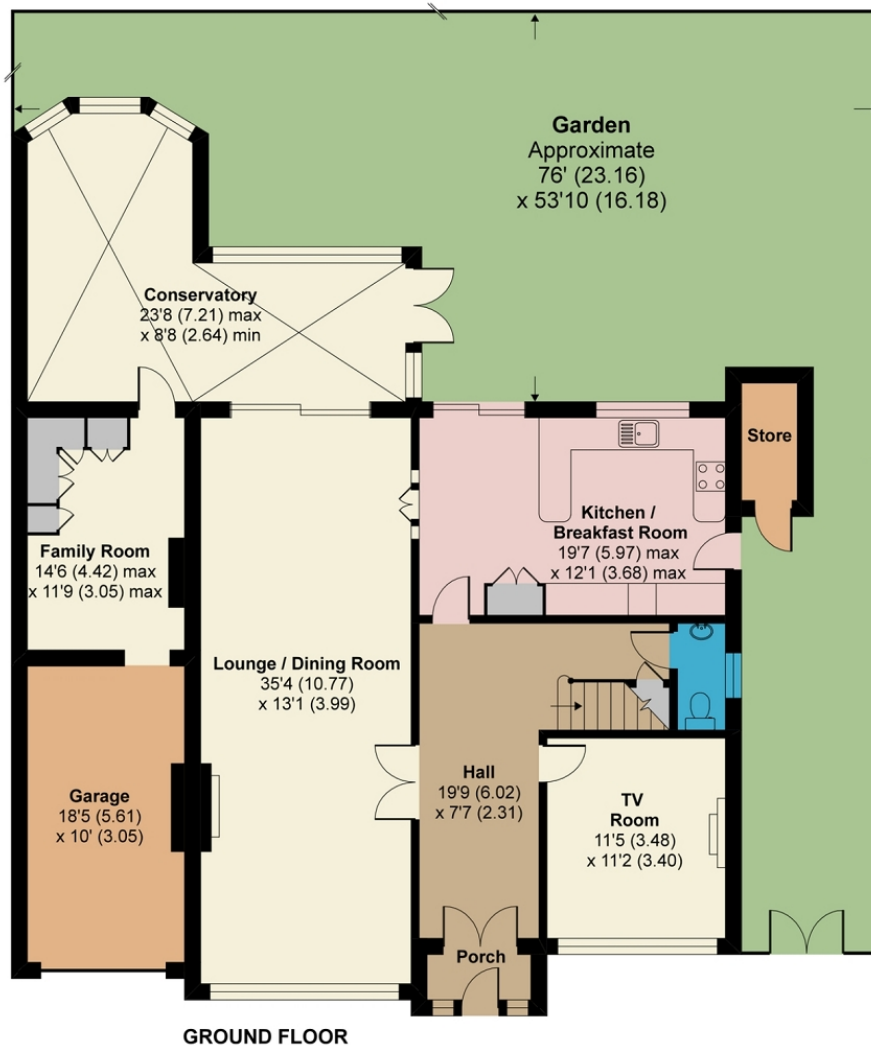
Approximate Area = 2962 sq ft / 275.1 sq m

Garage = 181 sq ft / 16.8 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 3168 sq ft / 294.3 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: 617573