

Hillside Gardens, Edgware, HA8 8HB



- 4 Bedrooms
- Bedroom 5/Study
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Storage/Study
- Family Bathroom
- Ensuite Shower Room
- Garden
- Own Drive
- Off Street Parking
- Within the Eruv

£850,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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 (29' 11" x 12' 07") or (9.12m x 3.84m)

Kitchen/Breakfast Room (21' 06" x 19' 02") or (6.55m x 5.84m)

Guest Cloakroom

Utility Room

Bedroom 5/Study (13' 11" x 9' 0") or (4.24m x 2.74m)

Storage/Study (9' 02" x 8' 09") or (2.79m x 2.67m)

First Floor

Bedroom 1 (13' 09" x 12' 10") or (4.19m x 3.91m)

Ensuite Shower Room

Bedroom 2 (13' 09" x 12' 10") or (4.19m x 3.91m)

Bedroom 3 (9' 05" x 8' 0") or (2.87m x 2.44m)

Bedroom 4 (11' 0" x 6' 0") or (3.35m x 1.83m)

Family Bathroom

GARDEN

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

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

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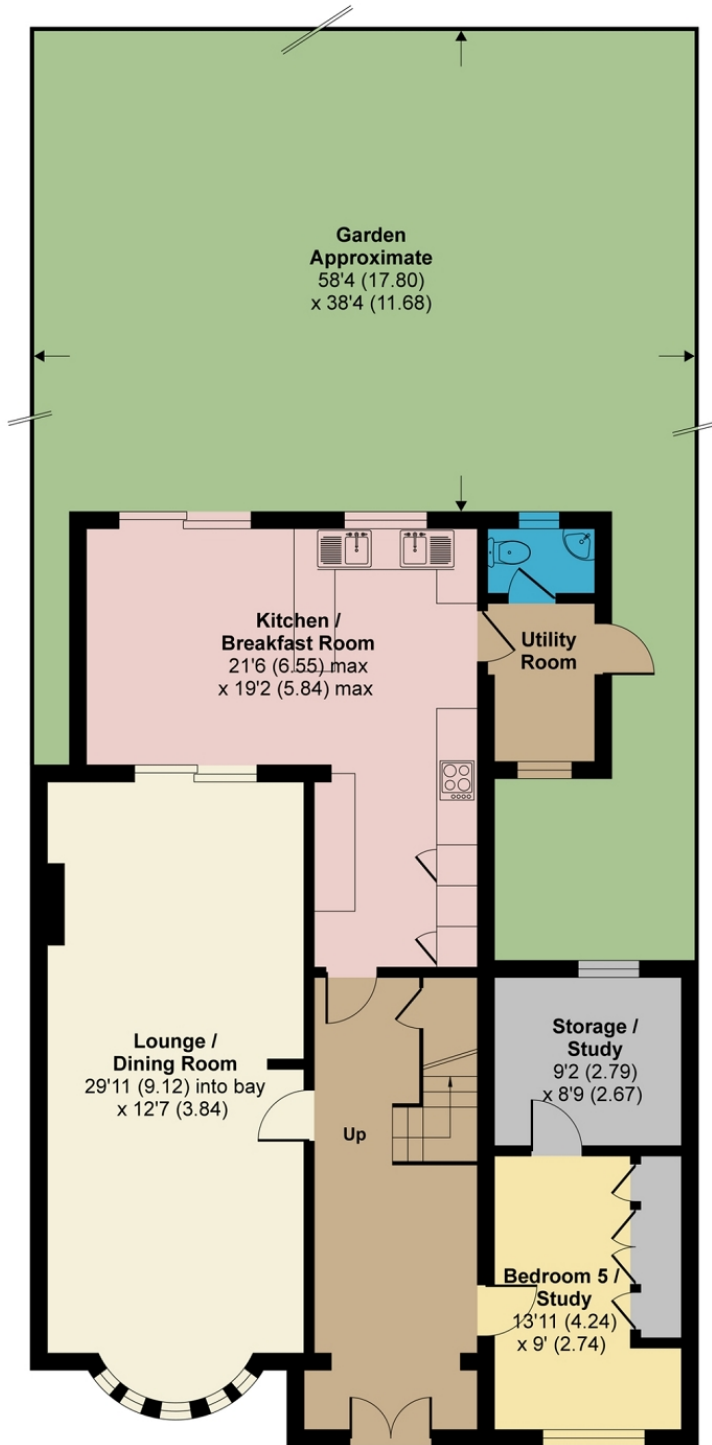
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

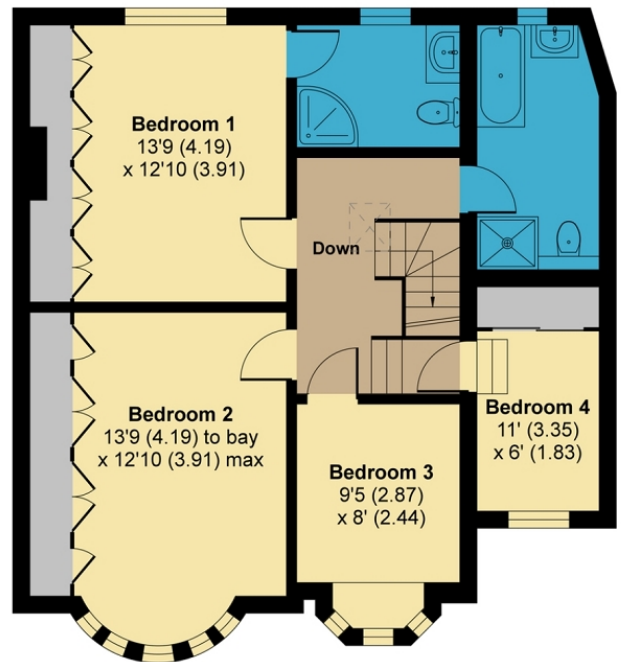
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Approximate Area = 1929 sq ft / 179 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

