

Broadfields Avenue, Edgware, HA8 8SS



- 5 Bedrooms
- Lounge
- Kitchen/Dining Room
- Office
- Guest Cloakroom
- Family Bathroom
- Shower Room
- Garden
- Off Street Parking
- Garage

**£749,950**  
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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Entrance Hall

Guest Cloakroom

Lounge (12' 09" x 11' 07" ) or (3.89m x 3.53m)

Kitchen/Dining Room (25' 08" x 16' 07" ) or (7.82m x 5.05m)

Office (6' 09" x 6' 08" ) or (2.06m x 2.03m)

First Floor

Bedroom 1 (13' 03" x 10' 11" ) or (4.04m x 3.33m)

Bedroom 2 (12' 11" x 9' 11" ) or (3.94m x 3.02m)

Bedroom 5 (7' 10" x 6' 04" ) or (2.39m x 1.93m)

Family Bathroom

Second Floor

Bedroom 4 (18' 0" x 8' 0" ) or (5.49m x 2.44m)

Eaves Storage (18' 04" x 4' 08" ) or (5.59m x 1.42m)

Bedroom 3 (12' 02" x 11' 0" ) or (3.71m x 3.35m)

Shower Room

GARDEN

Garage (16' 01" x 8' 04" ) or (4.90m x 2.54m)

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,  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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.





# Broadfields Avenue, Edgware, HA8 8SS

Approximate Area = 1541 sq ft / 143 sq m (includes garage)

Limited Use Area(s) = 122 sq ft / 11 sq m

Total = 1663 sq ft / 154 sq m

For identification only - Not to scale

