

Broadhurst Avenue, Edgware, HA8 8TS



- 4 Bedrooms
- Lounge/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Utility Room
- Study
- Guest Cloakroom
- Family Bathroom
- Ensuite Bathroom
- Garden
- Driveway & Off Street Parking

**£750,000**  
**Subject To Contract**



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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**MELVIN  
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

Guest Cloakroom

Lounge/Dining Room (27' 05" x 16' 03" ) or (8.36m x 4.95m)

Family Room (13' 05" x 12' 06" ) or (4.09m x 3.81m)

Kitchen/Breakfast Room (22' 07" x 7' 09" ) or (6.88m x 2.36m)

Utility Room (9' 10" x 7' 09" ) or (3.00m x 2.36m)

Study (9' 10" x 6' 07" ) or (3.00m x 2.01m)

First Floor

Bedroom 2 (14' 0" x 12' 07" ) or (4.27m x 3.84m)

Bedroom 3 (14' 06" x 11' 06" ) or (4.42m x 3.51m)

Bedroom 4 (11' 03" x 7' 07" ) or (3.43m x 2.31m)

Family Bathroom

Separate WC

Second Floor

Bedroom 1 (17' 02" x 11' 0" ) or (5.23m x 3.35m)

Ensuite Dressing Area (9' 06" x 7' 09" ) or (2.90m x 2.36m)

Ensuite 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**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(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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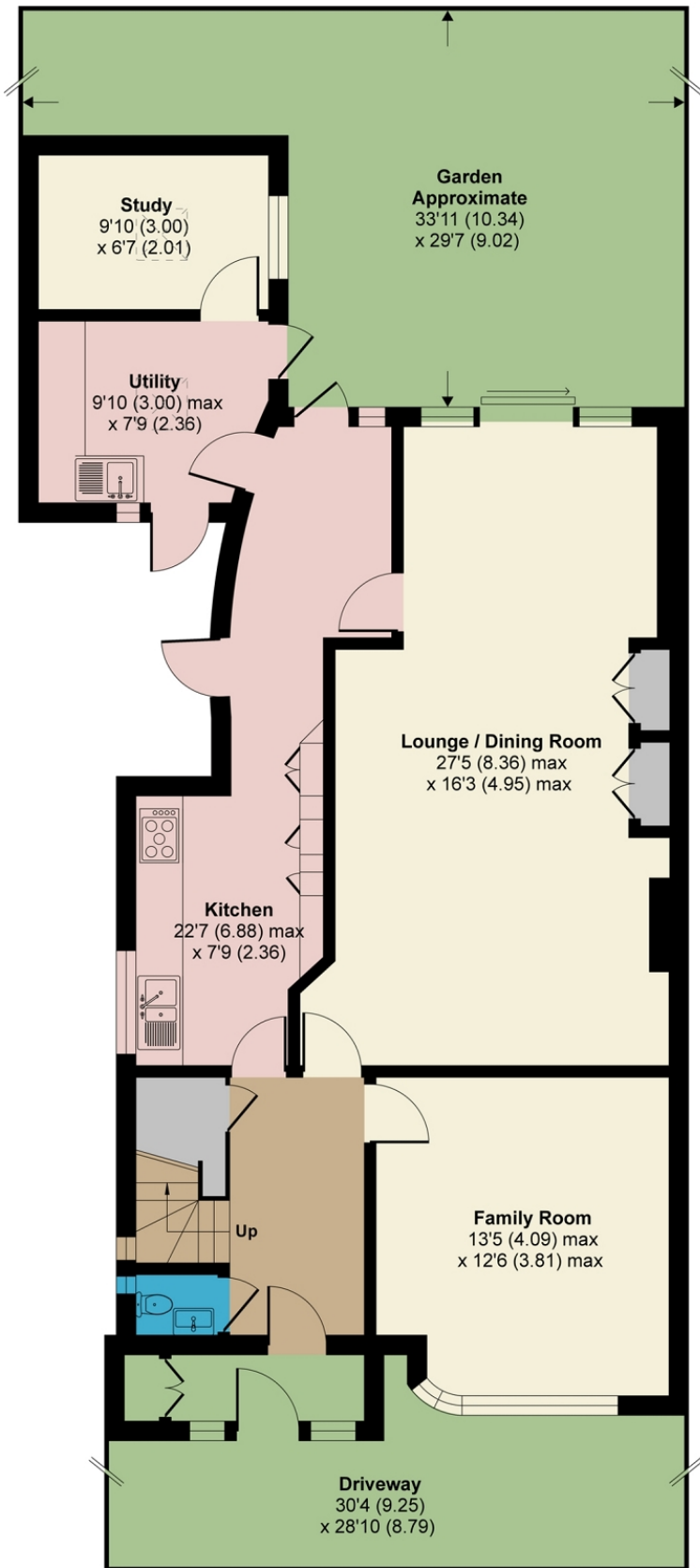


Approximate Area = 1913 sq ft / 178 sq m

Limited Use Area(s) = 27 sq ft / 2 sq m

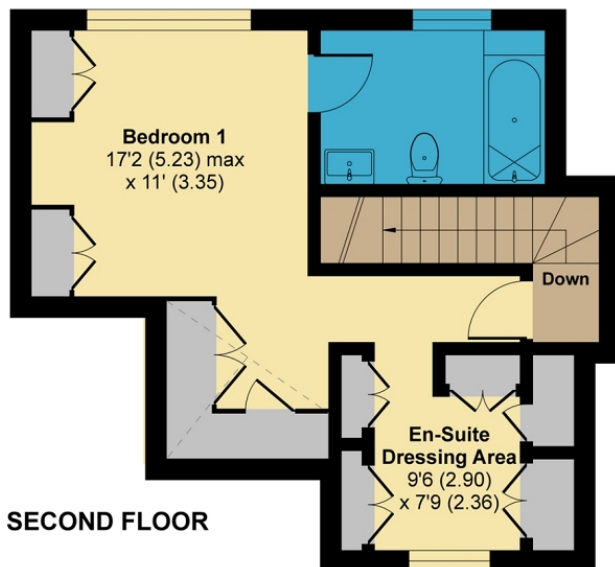
Total = 1940 sq ft / 180 sq m

For identification only - Not to scale

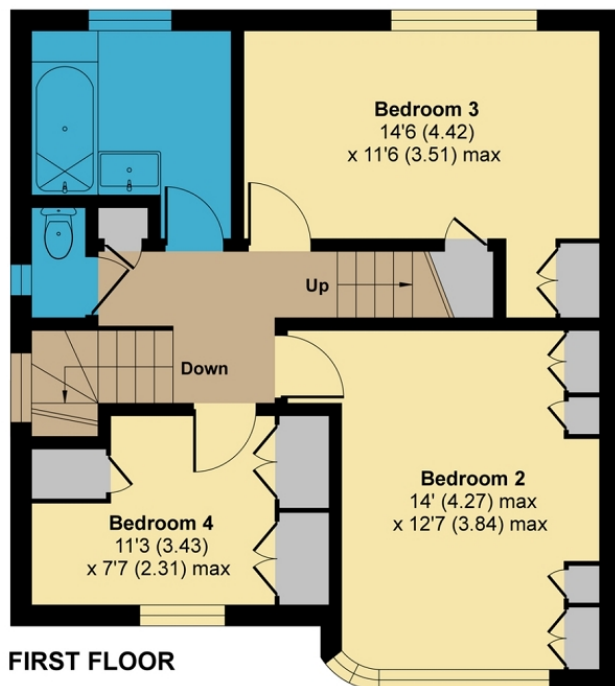


**GROUND FLOOR**

Denotes restricted head height



**SECOND FLOOR**



**FIRST 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: 662518