

Morley Crescent, Edgware, HA8 8XE



- 3 Bedrooms
- Shower Room
- Separate WC
- Lounge/Dining Room
- Kitchen
- Guest Cloakroom
- Garden
- Garage
- Off Street Parking

**£575,000**  
**Subject To Contract**



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

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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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 (25' 01" x 12' 06" ) or (7.65m x 3.81m)

Kitchen (9' 10" x 7' 04" ) or (3.00m x 2.24m)

First Floor

Bedroom 1 (13' 01" x 10' 10" ) or (3.99m x 3.30m)

Bedroom 2 (11' 02" x 10' 11" ) or (3.40m x 3.33m)

Bedroom 3 (7' 07" x 7' 06" ) or (2.31m x 2.29m)

Shower Room

Separate WC

GARDEN (82' 11" x 24' 0" ) or (25.27m x 7.32m)

Garage (17' 02" x 9' 08" ) or (5.23m x 2.95m)

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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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.

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Approximate Area = 1062 sq ft / 98.7 sq m (includes garage)

For identification only - Not to scale

