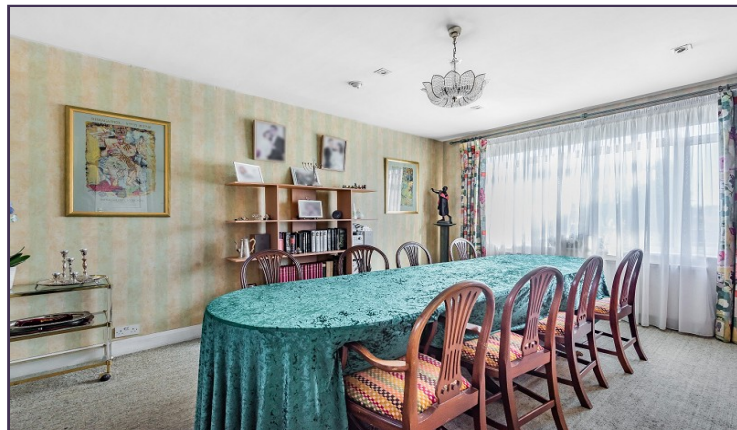


Highview Avenue, Edgware, HA8 9TY



- 5 Bedrooms
- Lounge/Dining Room
- Kitchen
- Family Room
- Utility Room
- Family Bathroom
- Ensuite Shower Room
- Guest Cloakroom
- Garden
- Driveway and Off Street Parking
- Chain Free

£750,000
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





**MELVIN
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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 (28' 11" x 12' 08") or (8.81m x 3.86m)

Kitchen (23' 03" x 7' 09") or (7.09m x 2.36m)

Family Room (16' 02" x 12' 03") or (4.93m x 3.73m)

Utility Room (12' 0" x 7' 01") or (3.66m x 2.16m)

First Floor

Bedroom 1 (15' 06" x 12' 09") or (4.72m x 3.89m)

Ensuite Shower Room

Bedroom 2 (12' 02" x 10' 0") or (3.71m x 3.05m)

Bedroom 3 (13' 07" x 6' 11") or (4.14m x 2.11m)

Bedroom 4 (10' 02" x 8' 11") or (3.10m x 2.72m)

Bedroom 5 (8' 10" x 7' 05") or (2.69m x 2.26m)

Family Bathroom

GARDEN (82' 04" x 29' 02") or (25.10m x 8.89m)

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

e: info@melvinjacobs.com

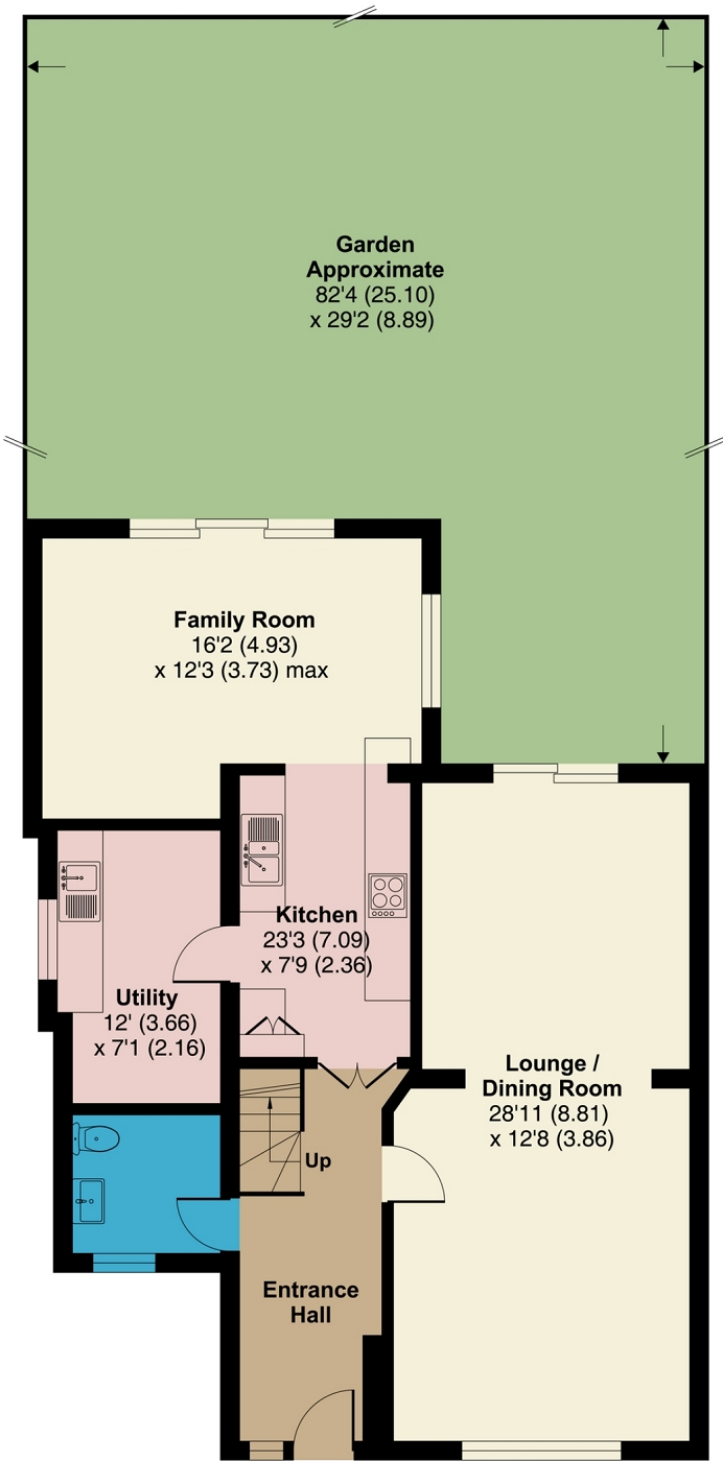
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

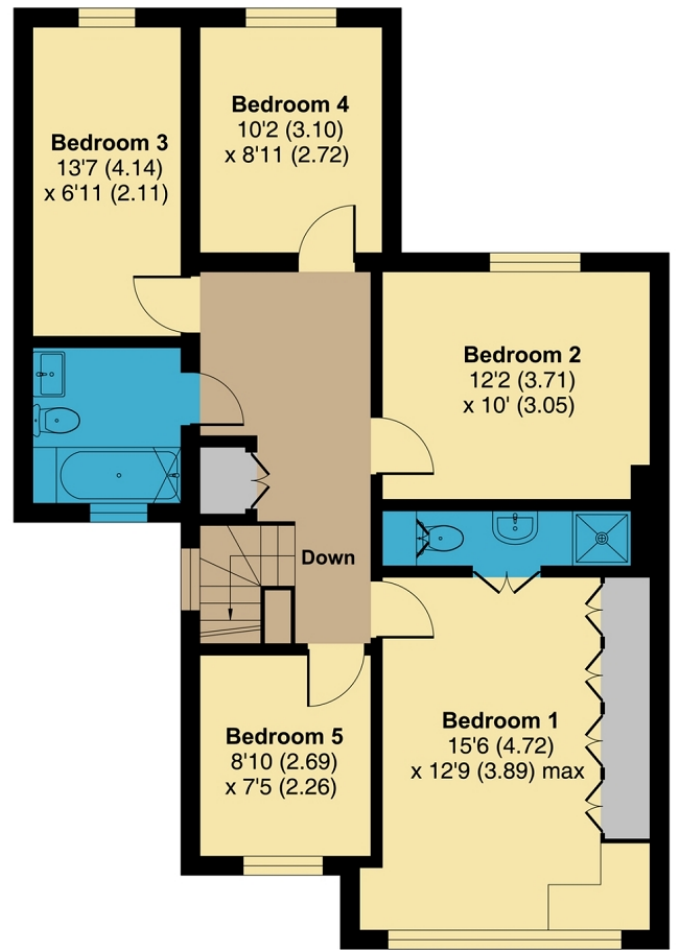
Highview Avenue, Edgware, HA8 9TY

Approximate Area = 1698 sq ft / 158 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

