

The Grove, Edgware, HA8 9QB



- 4 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Family Bathroom & Separate WC
- Garden
- Outbuilding
- Driveway and Off Street Parking
- Chain Free

£869,950
Subject To Contract



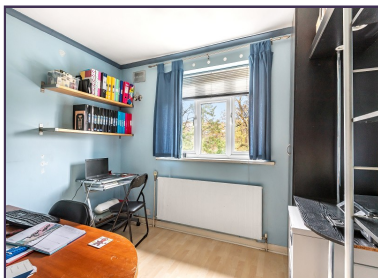
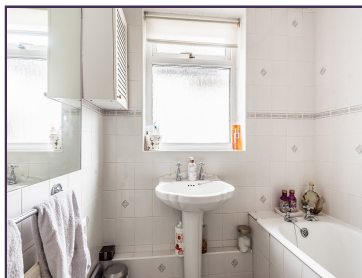
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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' 03" x 12' 09") or (7.70m x 3.89m)

Kitchen/Breakfast Room (14' 02" x 10' 06") or (4.32m x 3.20m)

First Floor

Bedroom 1 (14' 08" x 11' 10") or (4.47m x 3.61m)

Bedroom 2 (12' 05" x 12' 0") or (3.78m x 3.66m)

Bedroom 3 (10' 07" x 8' 0") or (3.23m x 2.44m)

Bedroom 4 (8' 03" x 7' 09") or (2.51m x 2.36m)

Family Bathroom

Separate WC

GARDEN (89' 04" x 30' 07") or (27.23m x 9.32m)

Utility Room (11' 10" x 6' 03") or (3.61m x 1.91m)

Outbuilding (17' 02" x 8' 09") or (5.23m x 2.67m)

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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.

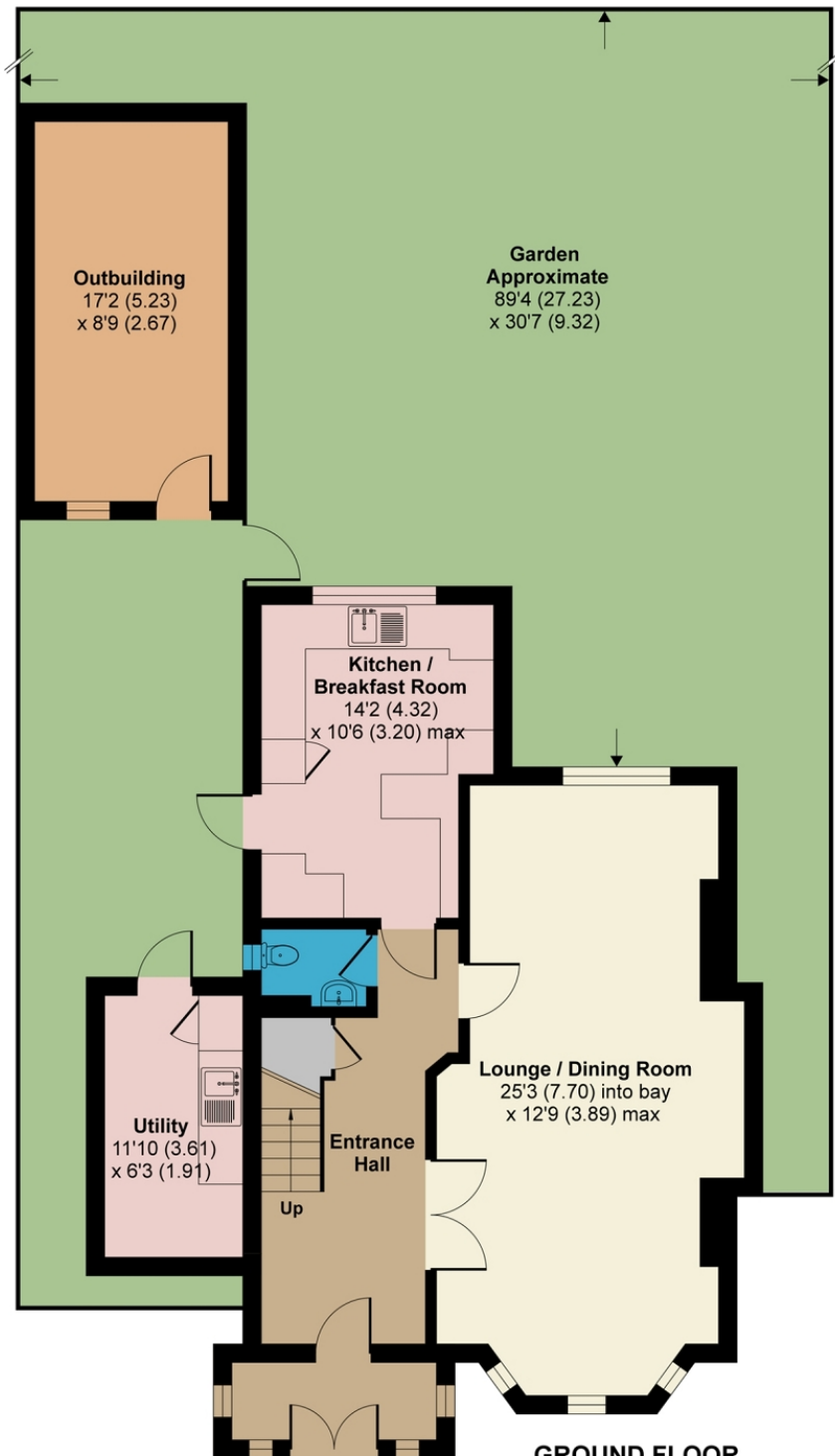
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Approximate Area = 1391 sq ft / 129 sq m

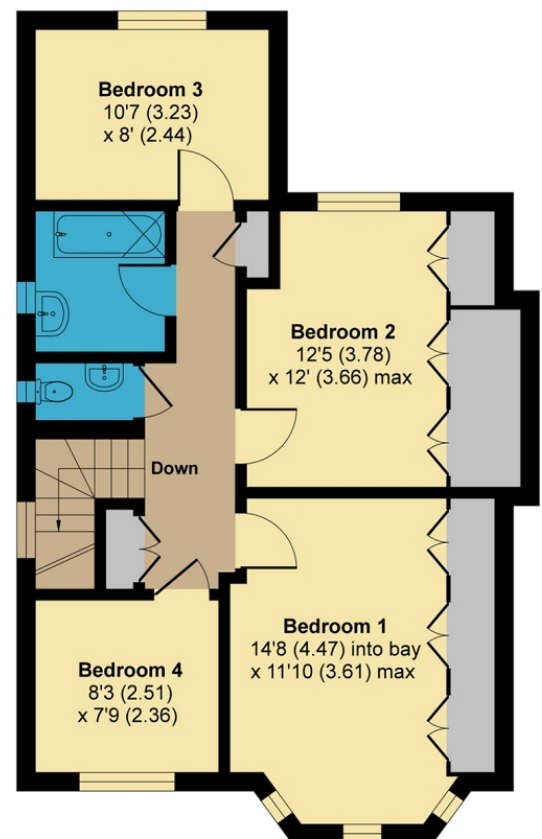
Outbuilding = 150 sq ft / 14 sq m

Total = 1541 sq ft / 143 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR