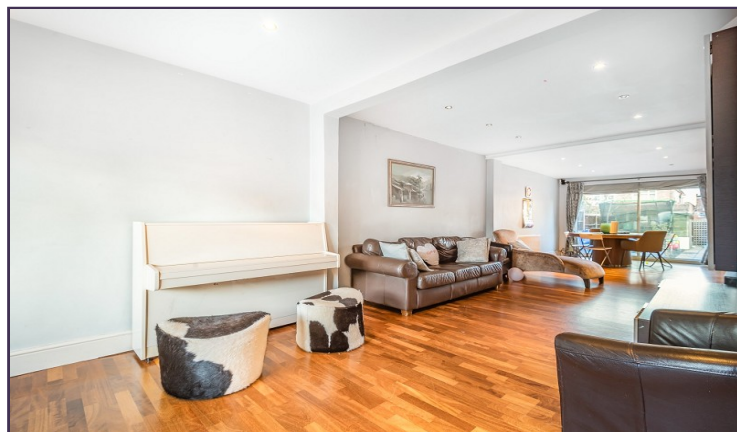


Wolmer Gardens, Edgware, HA8 8QD



- 3/4 Bedrooms
- Family Room
- Dining Room
- Lounge
- Kitchen/Breakfast Room
- Study/Office
- Family Bathroom
- Ensuite Shower Room
- Guest Cloakroom
- Garden
- Driveway & Off Street Parking

£775,000
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

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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

rightmove 
onTheMarket.com

Zoopla
The Property Ombudsman

Entrance Hall

Guest Cloakroom

Lounge (12' 02" x 11' 02") or (3.71m x 3.40m)

Open with

Dining Room (11' 10" x 10' 06") or (3.61m x 3.20m)

Open with

Family Room (12' 03" x 10' 0") or (3.73m x 3.05m)

Kitchen/Breakfast Room (18' 04" x 9' 0") or (5.59m x 2.74m)

Study/Office (19' 06" x 7' 0") or (5.94m x 2.13m)

First Floor

Bedroom 1 (23' 04" x 12' 04") or (7.11m x 3.76m)

Ensuite Shower Room

Bedroom 2 (14' 09" x 10' 11") or (4.50m x 3.33m)

Bedroom 3 (8' 08" x 5' 10") or (2.64m x 1.78m)

Family Bathroom

GARDEN (47' 06" x 29' 10") or (14.48m x 9.09m)

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		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(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 = 1559 sq ft / 144.8 sq m

For identification only - Not to scale

