

Wolmer Gardens, Edgware, HA8 8QD



- 3 Bedrooms
- Family Bathroom
- Lounge/Dining Room
- Family Room
- Kitchen
- Guest Cloakroom
- Garden
- Garage
- Own Driveway
- Off Street Parking

Offers In Excess Of
£655,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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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

Lounge/Dining Room (26' 11" x 10' 06") or (8.20m x 3.20m)

Family Room (12' 10" x 9' 0") or (3.91m x 2.74m)

Guest Cloakroom

Kitchen (9' 08" x 8' 11") or (2.95m x 2.72m)

First Floor

Bedroom 1 (14' 03" x 10' 10") or (4.34m x 3.30m)

Bedroom 2 (13' 0" x 10' 09") or (3.96m x 3.28m)

Bedroom 3 (8' 06" x 5' 11") or (2.59m x 1.80m)

Family Bathroom

GARDEN (45' 0" x 25' 09") or (13.72m x 7.85m)

Access to

Store Room

Garage (21' 03" x 7' 11") or (6.48m x 2.41m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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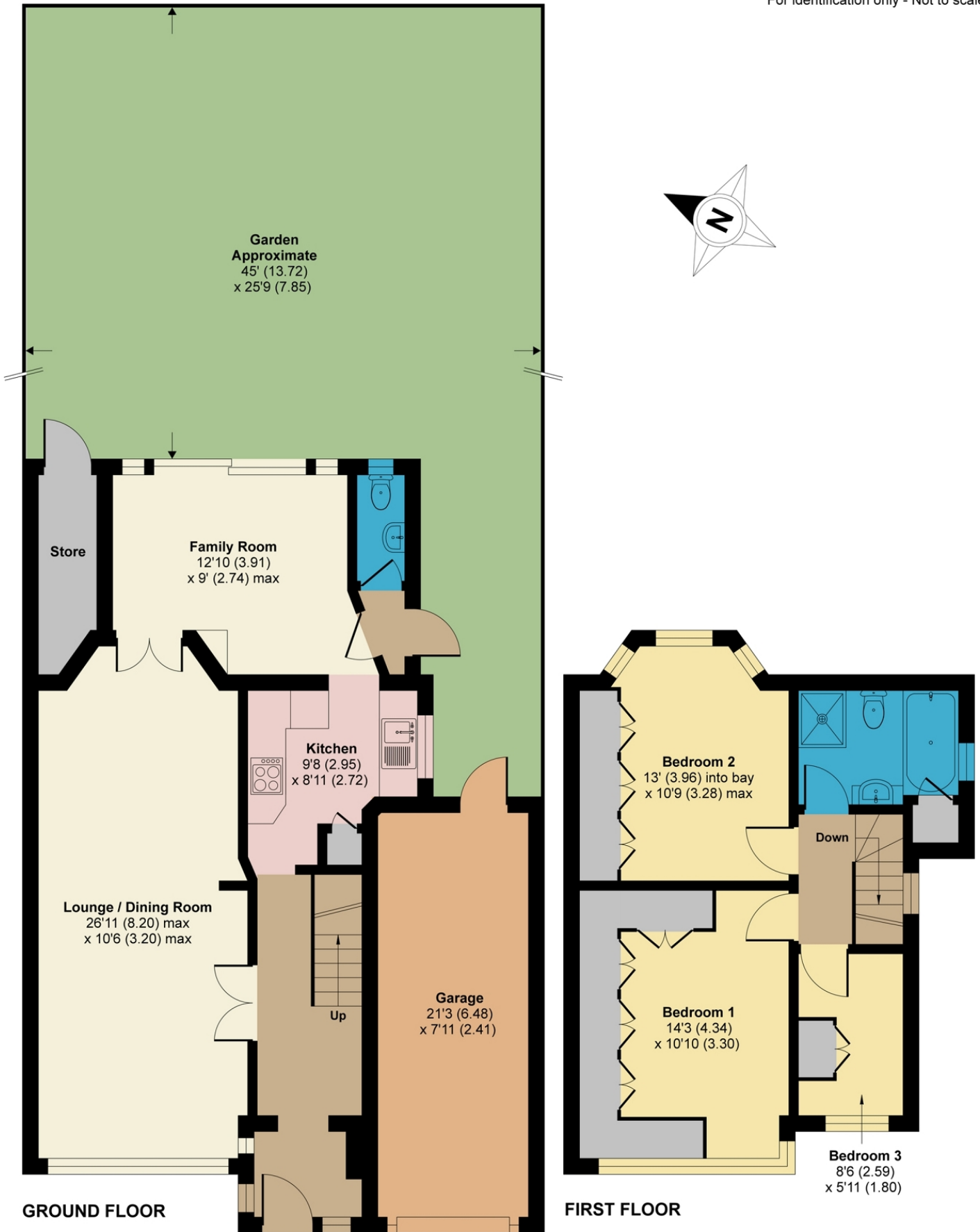
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 1238 sq ft / 115 sq m (includes garage & excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Melvin Jacobs Estate Agents. REF: 684886