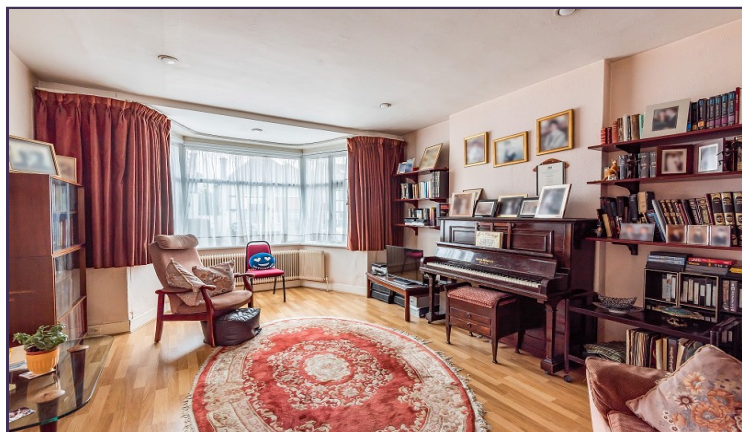


Hillcrest Avenue, Edgware, HA8 8NZ



- 4 Bedrooms
- Family Room
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Office
- Guest Cloakroom
- Storage Room
- Bathroom & Separate WC
- Garden
- Driveway & Off Street Parking

**£850,000**  
**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](http://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



Lounge Hall (13' 10" x 10' 06" ) or (4.22m x 3.20m)

Viewing

Guest Cloakroom

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Family Room (16' 0" x 12' 05" ) or (4.88m x 3.78m)

Lounge (12' 10" x 12' 05" ) or (3.91m x 3.78m)

Dining Room (11' 02" x 10' 11" ) or (3.40m x 3.33m)

Kitchen/Breakfast Room (18' 08" x 8' 08" ) or (5.69m x 2.64m)

Office (16' 08" x 7' 02" ) or (5.08m x 2.18m)

Storage Room (19' 09" x 7' 02" ) or (6.02m x 2.18m)

First Floor

Bedroom 1 (16' 10" x 12' 02" ) or (5.13m x 3.71m)

Bedroom 2 (12' 05" x 12' 04" ) or (3.78m x 3.76m)

Bedroom 3 (11' 01" x 10' 08" ) or (3.38m x 3.25m)

Bedroom 4 (10' 07" x 9' 01" ) or (3.23m x 2.77m)

Family Bathroom

Separate WC

GARDEN (74' 11" x 32' 05") or (22.83m x 9.88m)

Storage Cupboard

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

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Middlesex,  
HA8 7LY

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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.

# Hillcrest Avenue, Edgware, HA8 8NZ

Approximate Area = 1927 sq ft / 179 sq m

Outbuilding = 15 sq ft / 1 sq m

Total = 1942 sq ft / 180 sq m

For identification only - Not to scale

