

Hillside Drive, Edgware, HA8 7PG



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

**£895,000**  
**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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JACOBS**



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 (16' 08" x 14' 01" ) or (5.08m x 4.29m)

Dining Room (15' 08" x 12' 07" ) or (4.78m x 3.84m)

Conservatory (11' 03" x 10' 04" ) or (3.43m x 3.15m)

Kitchen/Breakfast Room (20' 05" x 08' 11" ) or (6.22m x 2.72m)

Utility/Store Room (15' 07" x 08' 0" ) or (4.75m x 2.44m)

Study/Office (15' 09" x 08' 0" ) or (4.80m x 2.44m)

First Floor

Bedroom 2 (16' 07" x 13' 03" ) or (5.05m x 4.04m)

Bedroom 3 (13' 02" x 11' 08" ) or (4.01m x 3.56m)

Bedroom 4 (10' 06" x 09' 01" ) or (3.20m x 2.77m)

Bedroom 5 (11' 03" x 07' 07" ) or (3.43m x 2.31m)

Family Bathroom

Bedroom 1 (17' 11" x 08' 09" ) or (5.46m x 2.67m)

Ensuite Shower Room

GARDEN (80' 11" x 31' 06" ) or (24.66m x 9.60m)

Driveway

Off Street Parking

Additional Information

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](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(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	

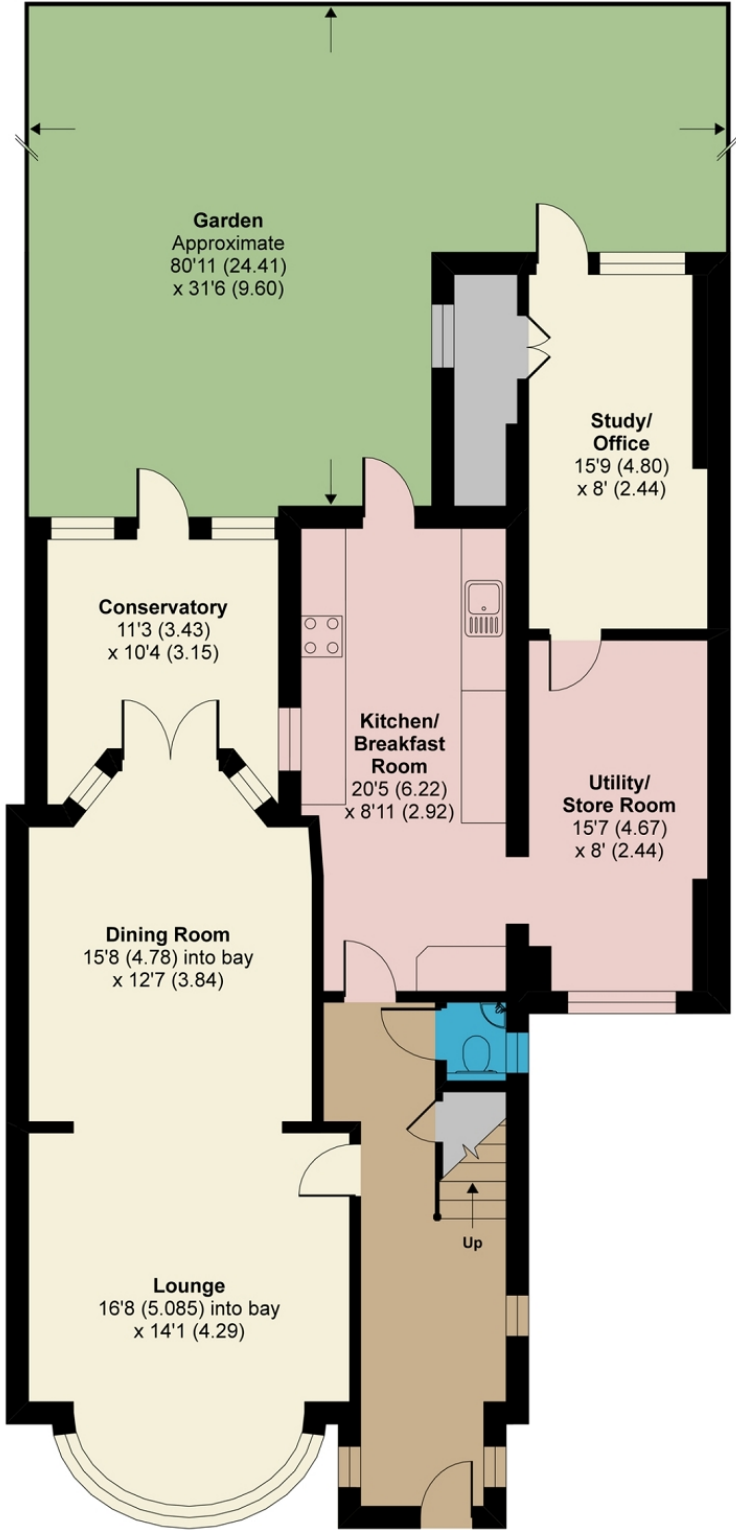
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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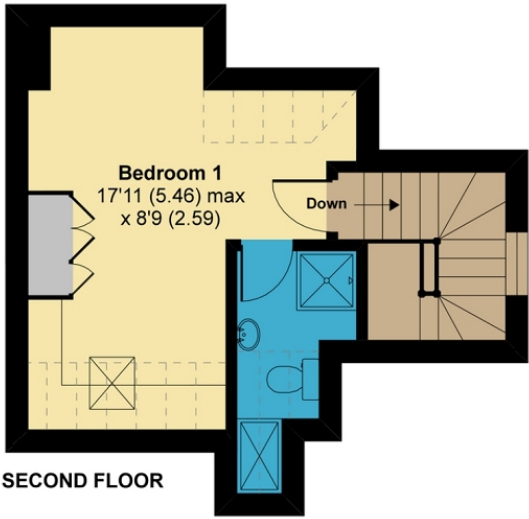
Approximate Area = 2135 sq ft / 198.3 sq m  
 Limited Use Area(s) = 60 sq ft / 5.6 sq m  
 Total = 2195 sq ft / 203.9 sq m  
 For identification only - Not to scale



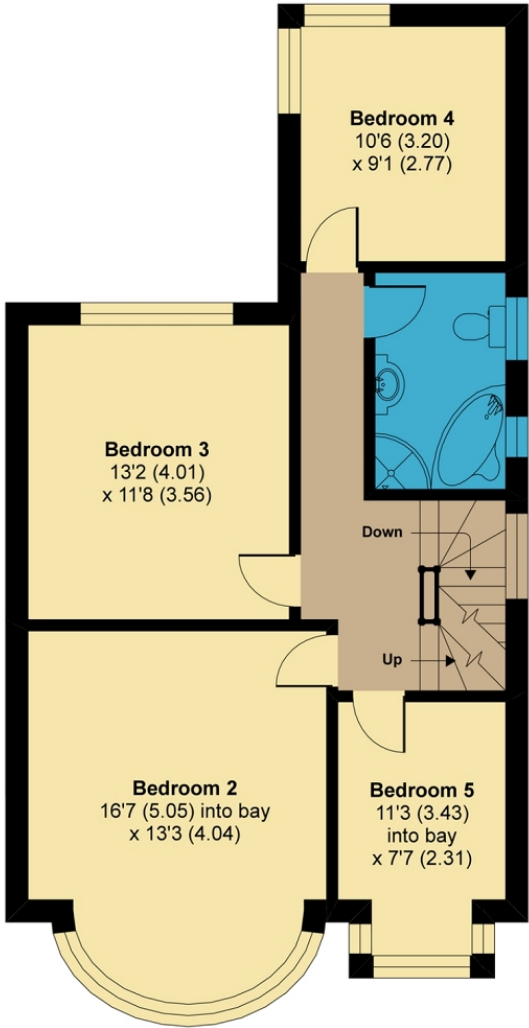
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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: 692344