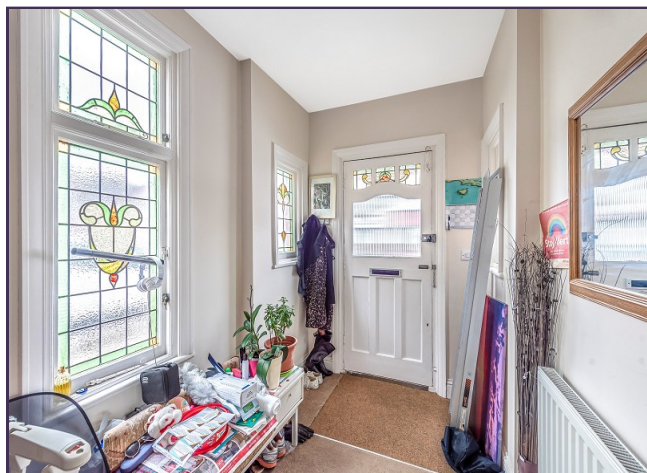


Hillside Drive, Edgware, HA8 7PG



- 4 Bedrooms
- Family Shower Room
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Kitchen/Breakfast Room
- Garage
- Driveway
- Off Street Parking for 3/4 Cars
- Potential to Extend

Offers In Excess Of
£785,000
Subject To Contract



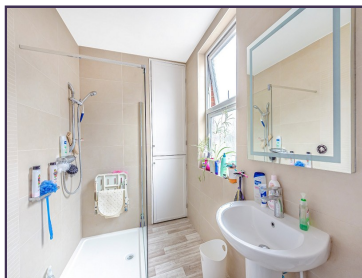
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com

**MELVIN
JACOBS**
020 8381 2908



**MELVIN
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' 11" x 14' 01") or (5.16m x 4.29m)

Dining Room (15' 06" x 12' 06") or (4.72m x 3.81m)

Kitchen/Breakfast Room (20' 07" x 08' 10") or (6.27m x 2.69m)

First Floor

Bedroom 1 (16' 09" x 13' 00") or (5.11m x 3.96m)

Bedroom 2 (12' 10" x 11' 01") or (3.91m x 3.38m)

Bedroom 3 (10' 03" x 09' 0") or (3.12m x 2.74m)

Bedroom 4 (11' 04" x 07' 09") or (3.45m x 2.36m)

Family Shower Room

GARDEN (91' 0" x 29' 0") or (27.74m x 8.84m)

Garage (17' 06" x 07' 04") or (5.33m x 2.24m)

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

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

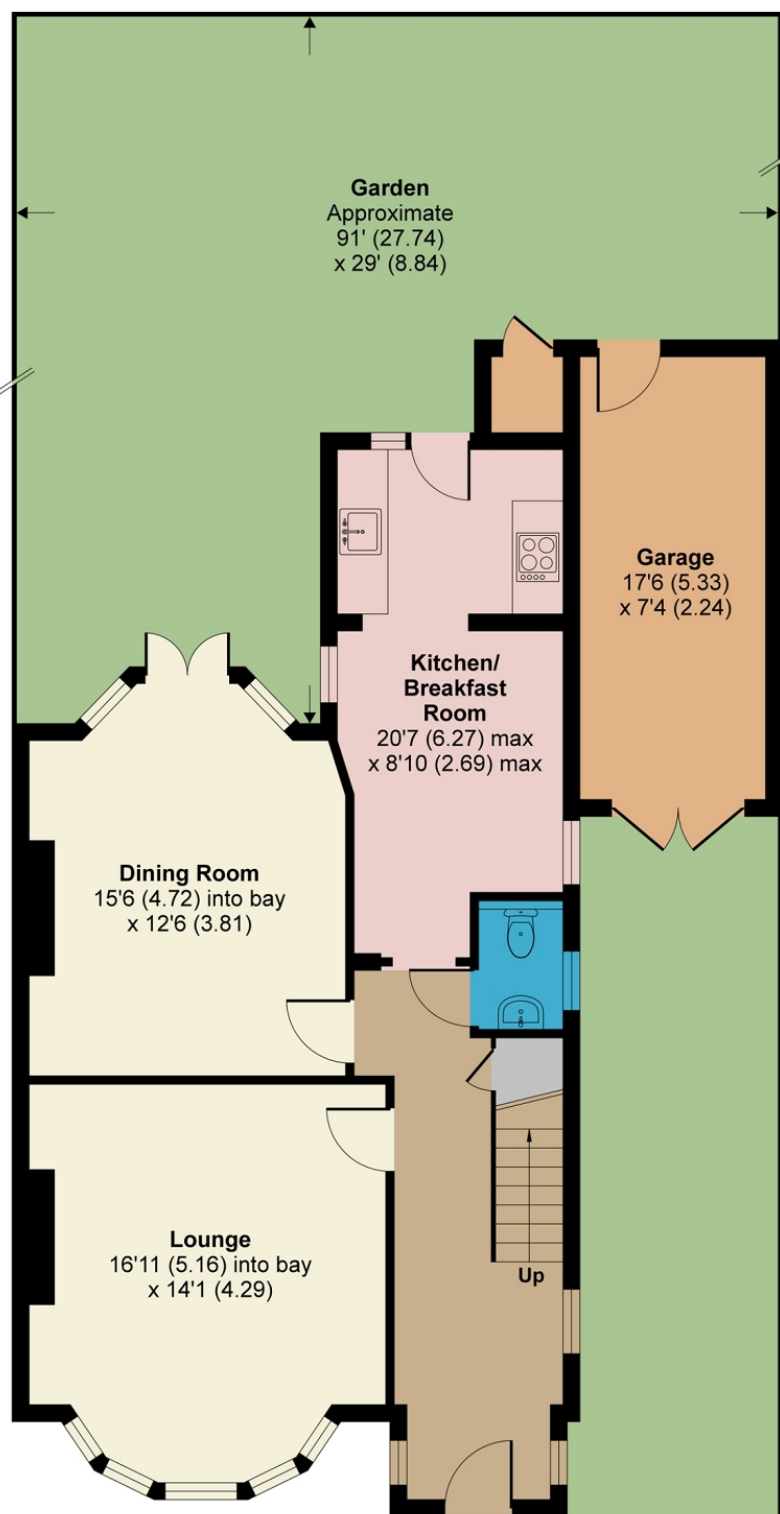
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



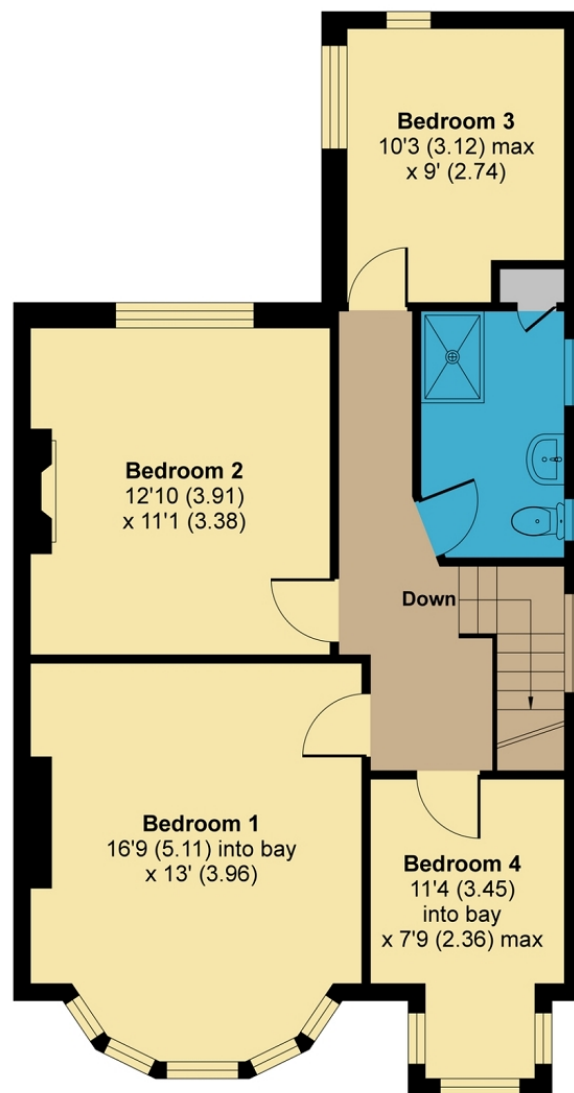
Hillside Drive, Edgware, HA8 7PG

Approximate Area = 1531 sq ft / 142 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

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: 694252