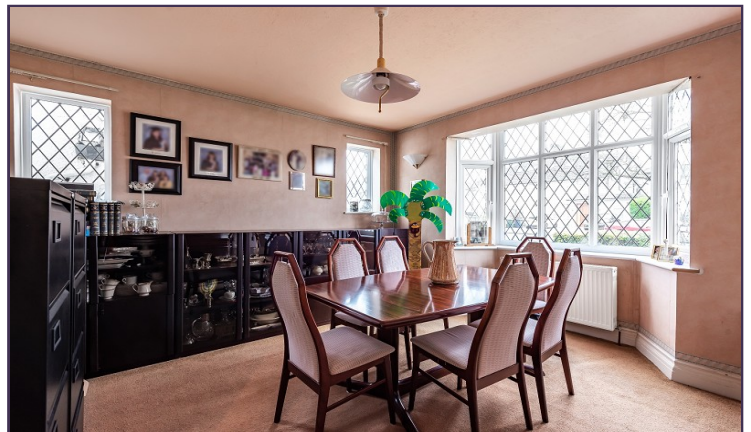


Mowbray Road, Edgware, HA8 8JG



- 4 Bedrooms
- 2 Bathrooms (One Ensuite)
- Dining Room
- Lounge
- Family Room
- Kitchen
- Utility Room
- Garden
- Garage
- Driveway

**£899,950**  
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)







**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 Porch (08' 06" x 04' 09" ) or (2.59m x 1.45m)**

**Spacious Entrance Hall (13' 01" x 08' 06" ) or (3.99m x 2.59m)**

**Guest Cloakroom**

**Dining Room (14' 00" x 12' 05" ) or (4.27m x 3.78m)**

**Lounge (19' 01" x 12' 03" ) or (5.82m x 3.73m)**

**Kitchen (10' 10" x 08' 09" ) or (3.30m x 2.67m)**

**Family Room (18' 09" x 13' 03" ) or (5.72m x 4.04m)**

**Utility Room (08' 10" x 04' 09" ) or (2.69m x 1.45m)**

**First Floor**

**Landing**

**Bedroom 1 (14' 0" x 12' 05") or (4.27m x 3.78m)**

**Bedroom 2 (12' 11" x 12' 07") or (3.94m x 3.84m)**

**Ensuite Shower Room**

**Bedroom 3 (10' 11" x 9' 04") or (3.33m x 2.84m)**

**Bedroom 4 (9' 0" x 8' 05") or (2.74m x 2.57m)**

**Family Bathroom**

**Separate WC**

**GARDEN**

**Garage (16' 02" x 08' 02" ) or (4.93m x 2.49m)**

**Driveway**

## Additional Information

Planning permission has been granted for further extension to the ground floor.

## 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

# Mowbray Road, Edgware, HA8 8JG

Approximate Area = 1819 sq ft / 169 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Melvin Jacobs Estate Agents. REF: 697255