

Green Lane, Edgware, HA8 7PR



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

Offers In Excess Of
£675,000
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

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020 8381 2908



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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

Guest Cloakroom

Lounge (16' 10" x 12' 06") or (5.13m x 3.81m)

Dining Room (13' 01" x 10' 09") or (3.99m x 3.28m)

Kitchen/Breakfast Room (18' 05" x 05' 08") or (5.61m x 1.73m)

First Floor

Bedroom 1 (17' 02" x 11' 06") or (5.23m x 3.51m)

Bedroom 2 (13' 02" x 11' 02") or (4.01m x 3.40m)

Bedroom 3 (10' 10" x 06' 09") or (3.30m x 2.06m)

Family Bathroom

GARDEN (61' 02" x 25' 04") or (18.64m x 7.72m)

Garage

Shared 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

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Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	45	
(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 = 1138 sq ft / 106 sq m (excludes garage)

For identification only - Not to scale

