

Dorset Drive, Edgware, HA8 7NT



- 4 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Further Bathroom/Sauna
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Family Room & Guest WC
- Garden
- Driveway

**£995,000**  
**Subject To Contract**



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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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

Dining Room (13' 04" x 12' 09" ) or (4.06m x 3.89m)

Lounge (12' 10" x 12' 06" ) or (3.91m x 3.81m)

Study (11' 11" x 8' 02") or (3.63m x 2.49m)

Kitchen/Breakfast Room (15' 06" x 11' 0" ) or (4.72m x 3.35m)

Family Room (11' 07" x 11' 02" ) or (3.53m x 3.40m)

## Guest Cloakroom

Utility Room (08' 00" x 07' 04" ) or (2.44m x 2.24m)

## First Floor

Bedroom 1 (14' 06" x 12' 11" ) or (4.42m x 3.94m)

Bedroom 2 (13' 03" x 08' 0" ) or (4.04m x 2.44m)

## Ensuite Shower Room

Bedroom 3 (13' 01" x 10' 0" ) or (3.99m x 3.05m)

Bedroom 4 (11' 08" x 11' 04" ) or (3.56m x 3.45m)

## Family Bathroom

## Bathroom/Sauna

GARDEN (53' 03" x 34' 07" ) or (16.23m x 10.54m)

## Driveway

## 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,  
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Middlesex,  
HA8 7LY

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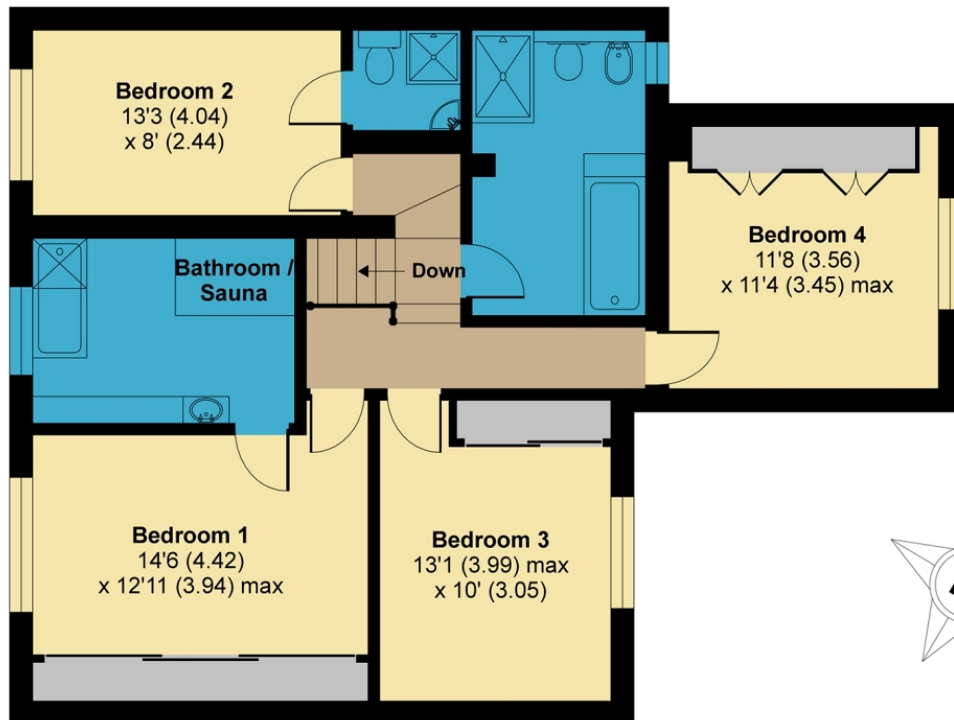
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU 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.

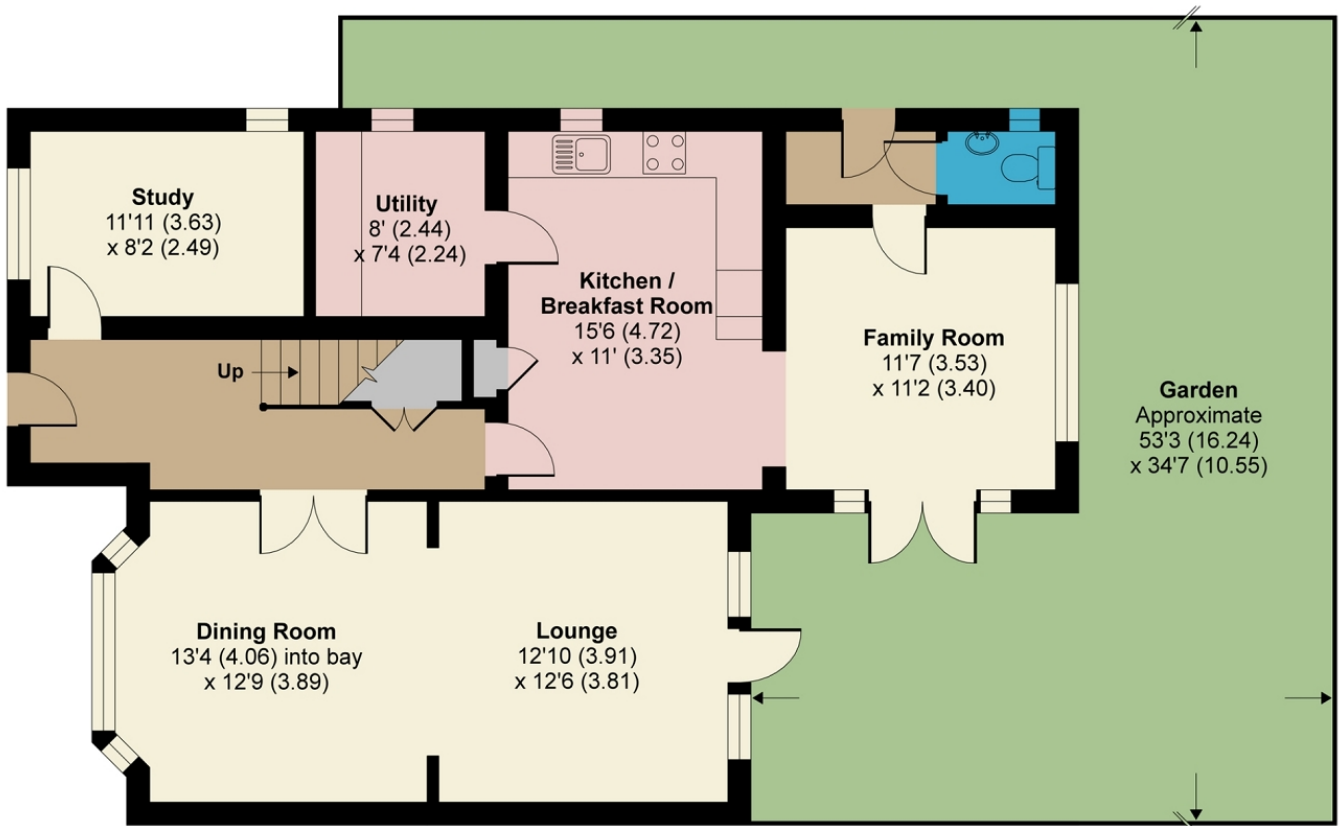
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Approximate Area = 1923 sq ft / 178.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Melvin Jacobs Estate Agents. REF: 702640