

Highview Avenue, Edgware, HA8 9TY



- 4 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Lounge
- Dining Room
- Guest Cloakroom
- Kitchen/Family Room
- Garden
- Garage & Driveway
- Chain Free
- Within the Eruv

Offers In Region Of
£800,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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 (15' 08" x 12' 08") or (4.78m x 3.86m)

Dining Room (12' 11" x 11' 06") or (3.94m x 3.51m)

Kitchen/Family Room (19' 09" x 18' 08") or (6.02m x 5.69m)

FIRST FLOOR

Bedroom 2 (15' 10" x 12' 2") or (4.83m x 0.00m)

Bedroom 3 (13' 00" x 12' 02") or (3.96m x 3.71m)

Bedroom 4 (9' 0" x 07' 06") or (2.74m x 2.29m)

Family Bathroom

Separate WC

SECOND FLOOR

Bedroom 1 (14' 09" x 12' 00") or (4.50m x 3.66m)

Ensuite Shower Room

Eaves Storage (19' 03" x 07' 0") or (5.87m x 2.13m)

GARDEN (82' 01" x 29' 06") or (25.02m x 8.99m)

Garage (17' 00" x 07' 05") or (5.18m x 2.26m)

Driveway

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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.

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Approximate Area = 1703 sq ft / 158.2 sq m (includes garage)

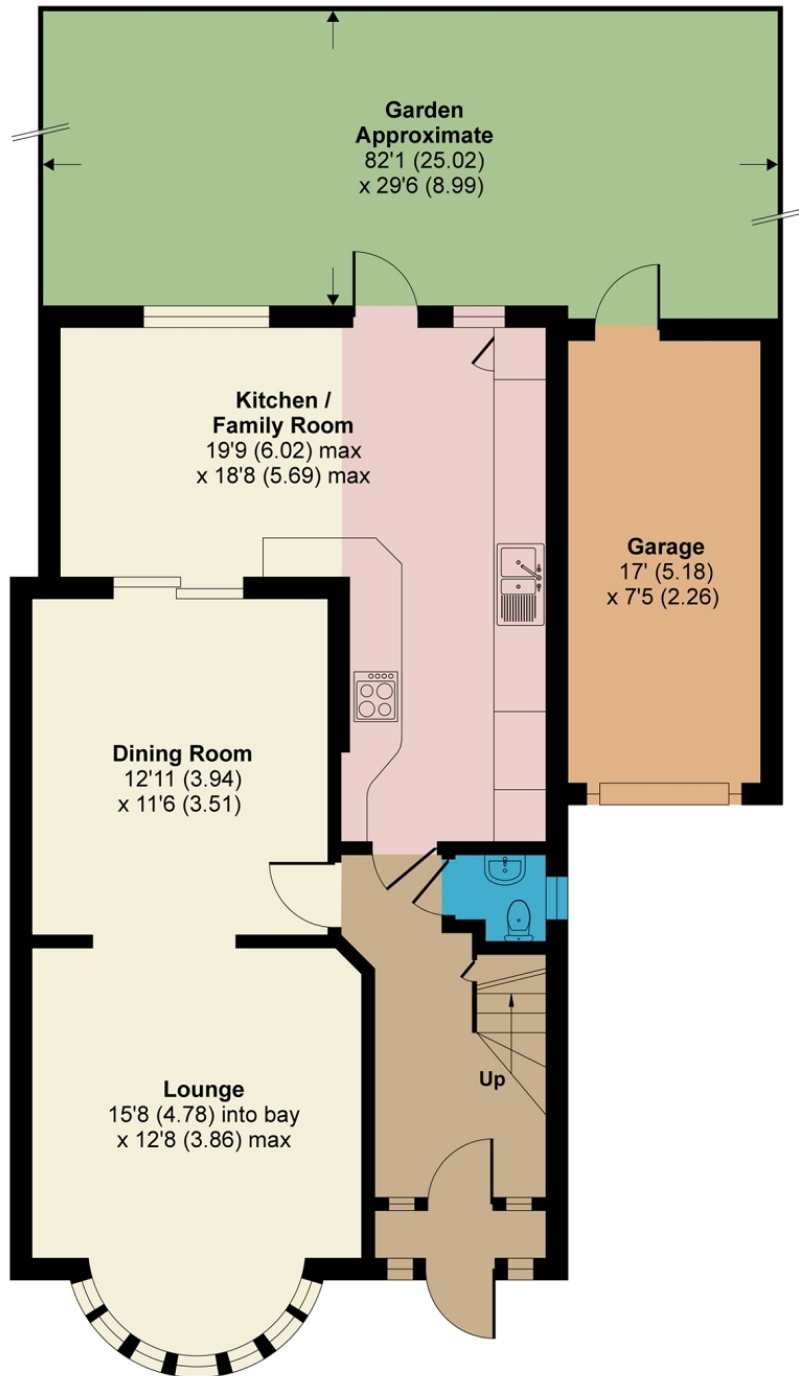
Limited Use Area(s) = 148 sq ft / 13.7 sq m

Total = 1851 sq ft / 171.9 sq m

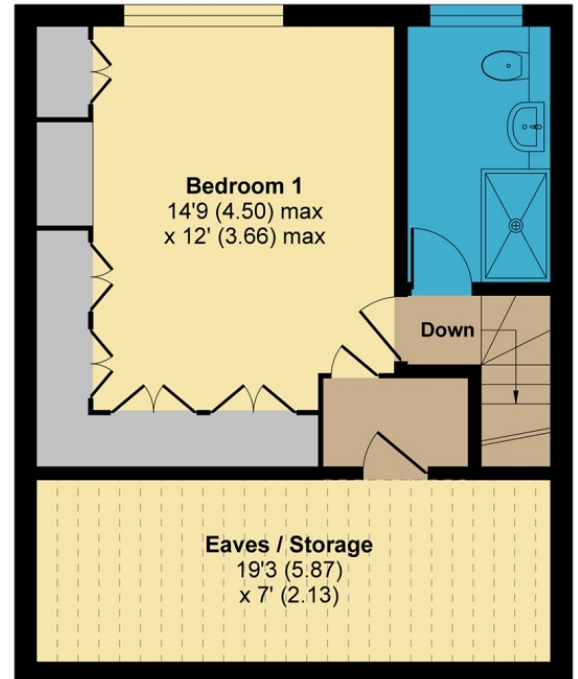
For identification only - Not to scale



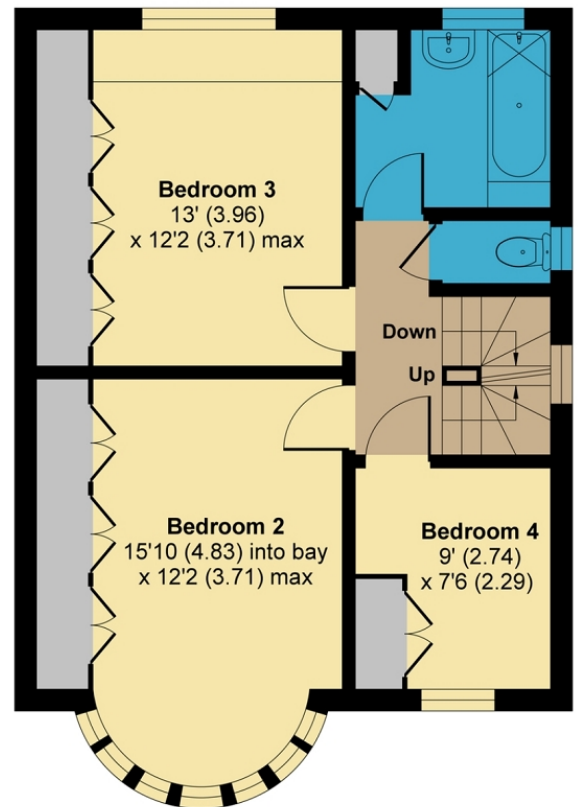
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2021.
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