

Broadfields Avenue, Edgware, HA8 8PG



- 5 Double Bedrooms
- 2 Ensuite Shower Rooms
- Family Bathroom
- Lounge/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Study
- Guest Cloakroom
- Utility Room
- 100 ft Garden with Gym & Shed
- Driveway

£1,150,000
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/Shower Room

Family Room (16' 04" x 12' 04") or (4.98m x 3.76m)

Lounge/Dining Room (25' 10" x 12' 04") or (7.87m x 3.76m)

Kitchen/Breakfast Room (20' 05" x 10' 10") or (6.22m x 3.30m)

Study (13' 02" x 07' 05") or (4.01m x 2.26m)

Utility Room (10' 04" x 06' 08") or (3.15m x 2.03m)

First Floor

Bedroom 2 (17' 05" x 14' 00") or (5.31m x 4.27m)

Ensuite Shower Room

Bedroom 3 (16' 09" x 12' 05") or (5.11m x 3.78m)

Bedroom 4 (17' 08" x 09' 00") or (5.38m x 2.74m)

Bedroom 5 (11' 00" x 11' 00") or (3.35m x 3.35m)

Family Bathroom

Second Floor

Landing

Access to Eaves

Bedroom 1 (19' 10" x 13' 07") or (6.05m x 4.14m)

Ensuite Shower Room

GARDEN (107' 06" x 33' 10") or (32.77m x 10.31m)

Gym (08' 11" x 07' 0") or (2.72m x 2.13m)

Shed (08' 11" x 07' 00") or (2.72m x 2.13m)

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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Edgware,
Middlesex,
HA8 7LY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(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 = 2507 sq ft / 232.9 sq m

Limited Use Area(s) = 260 sq ft / 24.2 sq m

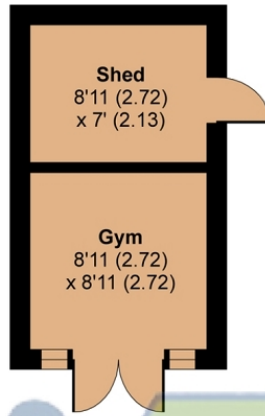
Outbuilding = 149 sq ft / 13.8 sq m

Total = 2916 sq ft / 270.9 sq m

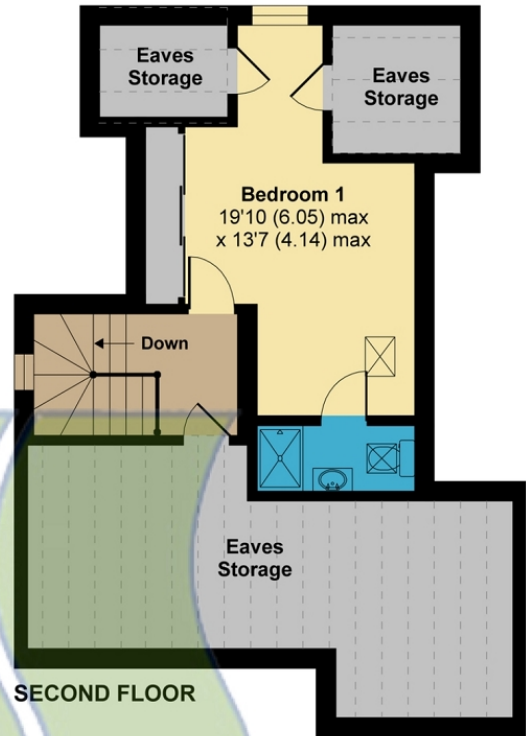
For identification only - Not to scale



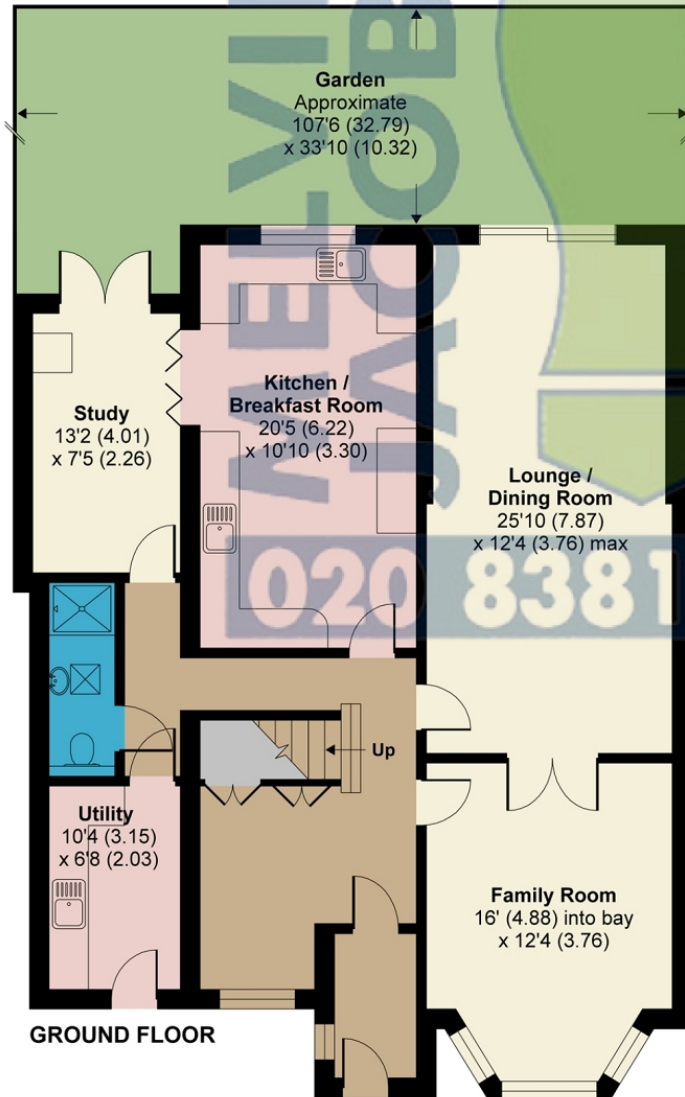
Denotes restricted head height



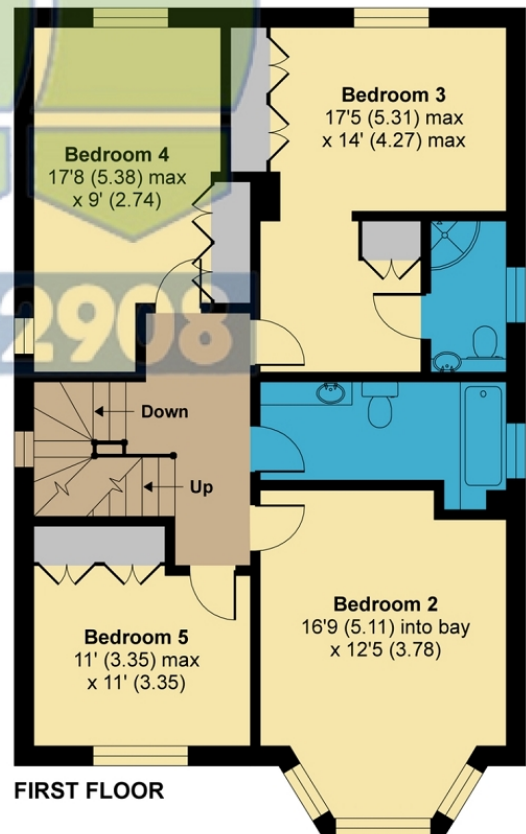
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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: 715812