

Bullescroft Road, Edgware, HA8 8RN



- 4 Bedrooms
- Family Bathroom
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Guest WC
- Garden
- Garage
- Driveway
- Off Street Parking
- VIEW NOW

POA

Subject To Contract



MELVIN JACOBS ESTATE AGENTS

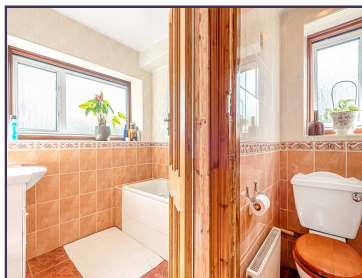
Sales, Lettings & Block Management

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



These particulars are prepared with all due care and attention for the 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/Dining Room (27' 09" x 11' 10") or (8.46m x 3.61m)

Kitchen/Breakfast Room (15' 10" x 09' 01") or (4.83m x 2.77m)

First Floor

Bedroom 1 (14' 10" x 10' 10") or (4.52m x 3.30m)

Bedroom 2 (16' 09" x 09' 02") or (5.11m x 2.79m)

Bedroom 3 (13' 01" x 10' 09") or (3.99m x 3.28m)

Bedroom 4 (08' 06" x 05' 11") or (2.59m x 1.80m)

Family Bathroom

Separate WC

GARDEN (56' 08" x 31' 03") or (17.27m x 9.53m)

Garage (17' 07" x 09' 08") or (5.36m x 2.95m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: F

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(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 = 1360 sq ft / 126.3 sq m (includes garage)

For identification only - Not to scale

