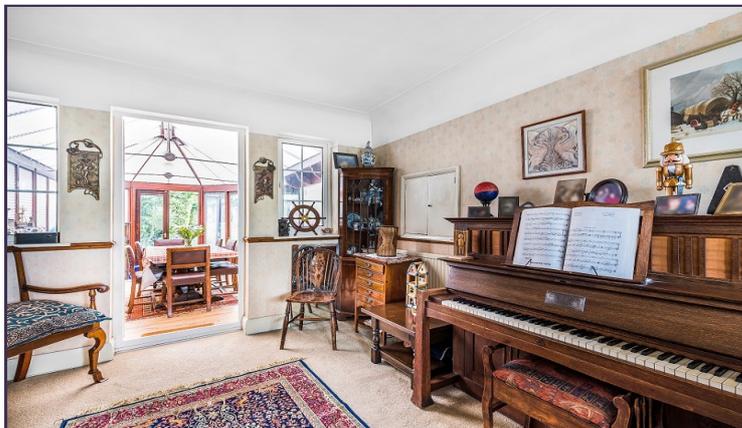


Whitchurch Gardens, Edgware, HA8 6PF



- 4/5 Bedroom
- Family Bathroom
- Lounge/Dining Room
- Kitchen
- Conservatory
- Guest Cloakroom
- Garden
- Garage and Parking
- View Now!

£795,000
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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JACOBS**



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/Dining Room (26' 10" x 13' 0") or (8.18m x 3.96m)

Conservatory (20' 00" x 15' 03") or (6.25m x 4.65m)

Kitchen (14' 09" x 09' 06") or (4.50m x 2.90m)

First Floor

Bedroom 1 (14' 07" x 13' 00") or (4.45m x 3.96m)

Bedroom 3 (12' 03" x 11' 03") or (3.73m x 3.43m)

Bedroom 4 (09' 08" x 08' 02") or (2.95m x 2.49m)

Family Bathroom

Second Floor

Bedroom 2 (15' 09" x 14' 11") or (4.80m x 4.55m)

Bedroom 5 (09' 11" x 06' 07") or (3.02m x 2.01m)

GARDEN (112' 06" x 30' 11") or (34.29m x 9.42m)

Garage (15' 0" x 07' 05") or (4.57m x 2.26m)

Parking

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,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

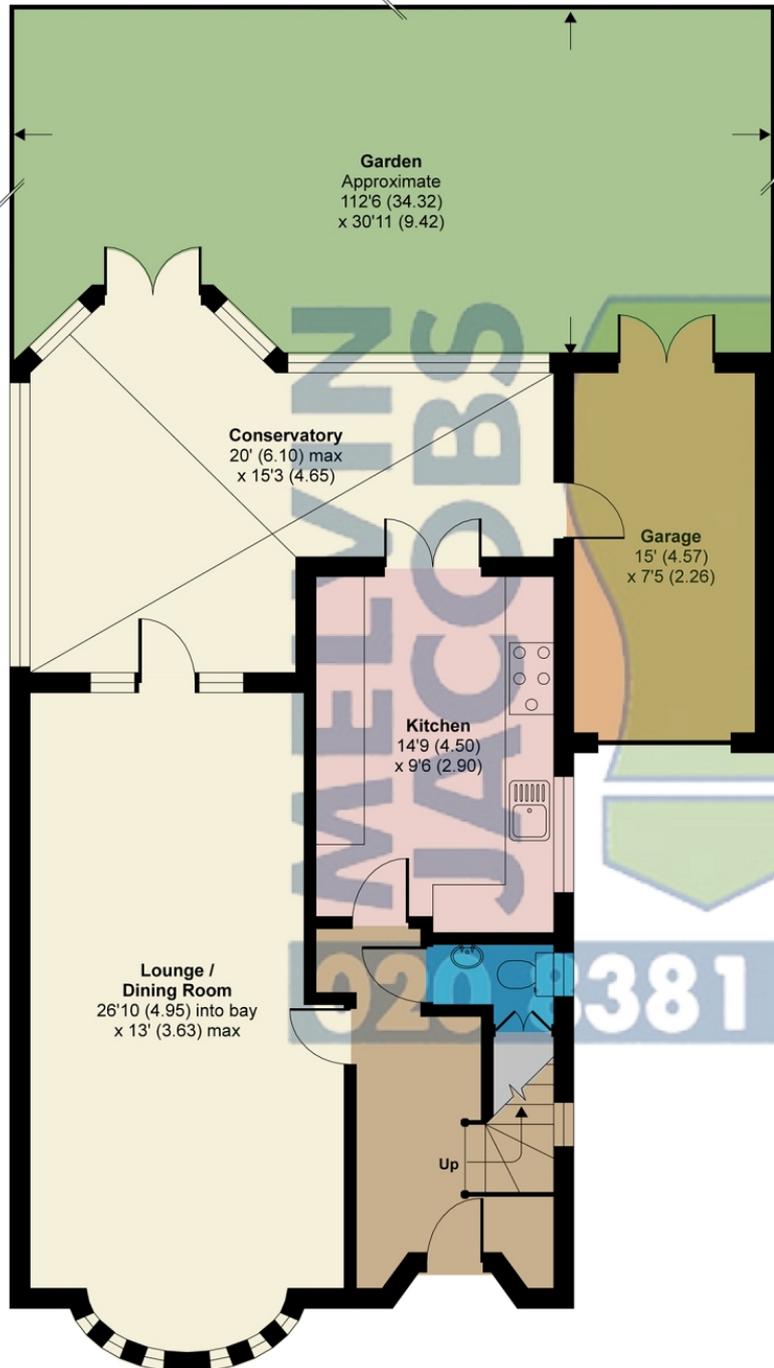
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Whitchurch Gardens, Edgware, HA8 6PF

Approximate Area = 1799 sq ft / 167.1 sq m

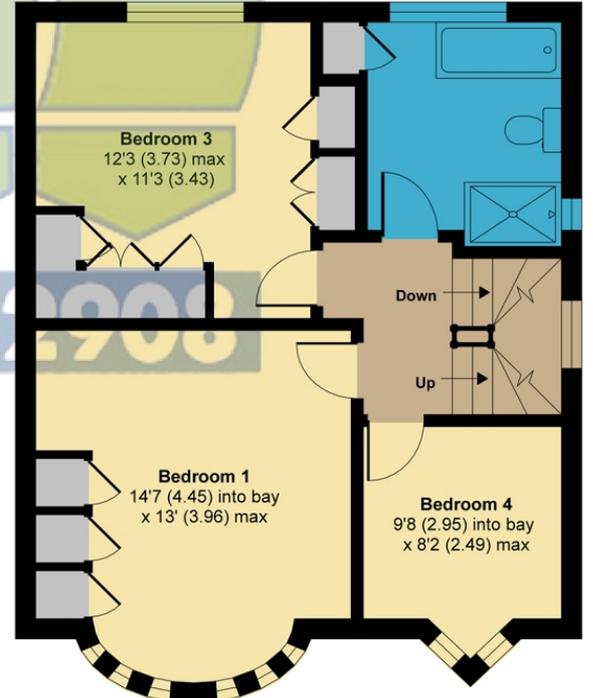
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

