

Fairfield Crescent, Edgware, HA8 9AF



- 4 Bedrooms
- Family Bathroom
- Family Shower Room
- Self Contained Studio/Bed 5
- Ensuite Shower Room to Studio
- 2 Reception Rooms
- Kitchen/Dining Room
- Guest Cloakroom
- Utility Room
- Garden
- Driveway and OSP

Offers In Excess Of
£750,000
Subject To Contract



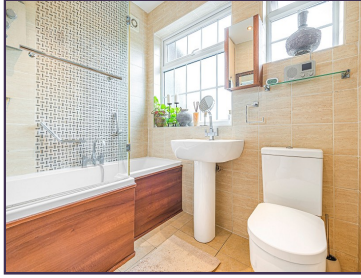
MELVIN JACOBS ESTATE AGENTS
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These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract

Entrance Hall

Guest Cloakroom

Reception Room (13' 03" x 11' 09") or (4.04m x 3.58m)

Reception Room (16' 03" x 15' 05") or (4.95m x 4.70m)

Kitchen/Dining Room (20' 08" x 10' 10") or (6.30m x 3.30m)

Utility Room (07' 06" x 04' 04") or (2.29m x 1.32m)

Studio/Bedroom 5 (16' 01" x 8' 06") or (4.90m x 2.59m)

This is a self contained studio with an ensuite shower room and own front door, accessed via the side of the house

First Floor

Bedroom 2 (13' 02" x 10' 10") or (4.01m x 3.30m)

Bedroom 3 (11' 07" x 10' 10") or (3.53m x 3.30m)

Bedroom 4 (07' 11" x 07' 06") or (2.41m x 2.29m)

Family Bathroom

Second Floor

Bedroom 1 (18' 05" x 12' 09") or (5.61m x 3.89m)

Shower Room

GARDEN (49' 10" x 31' 03") or (15.19m x 9.53m)

Garden Store (14' 0" x 07' 10") or (4.27m x 2.39m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Melvin Jacobs Estate Agents

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Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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

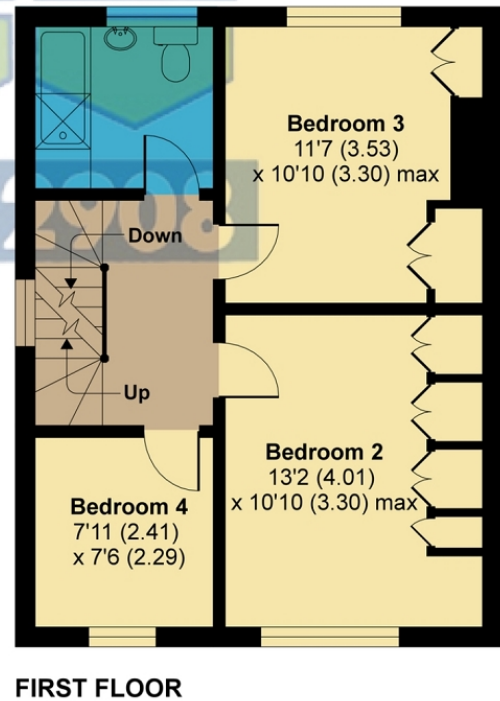
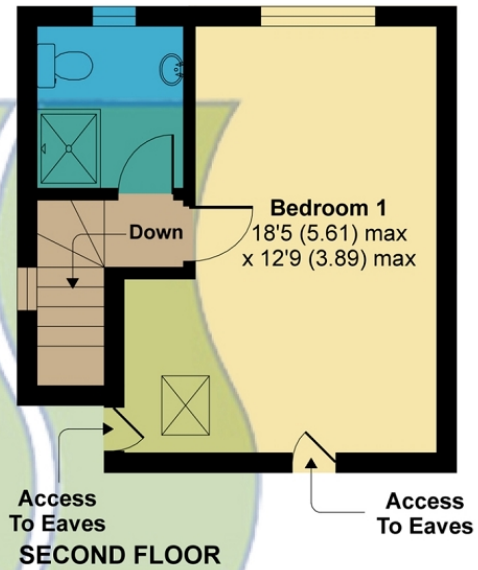
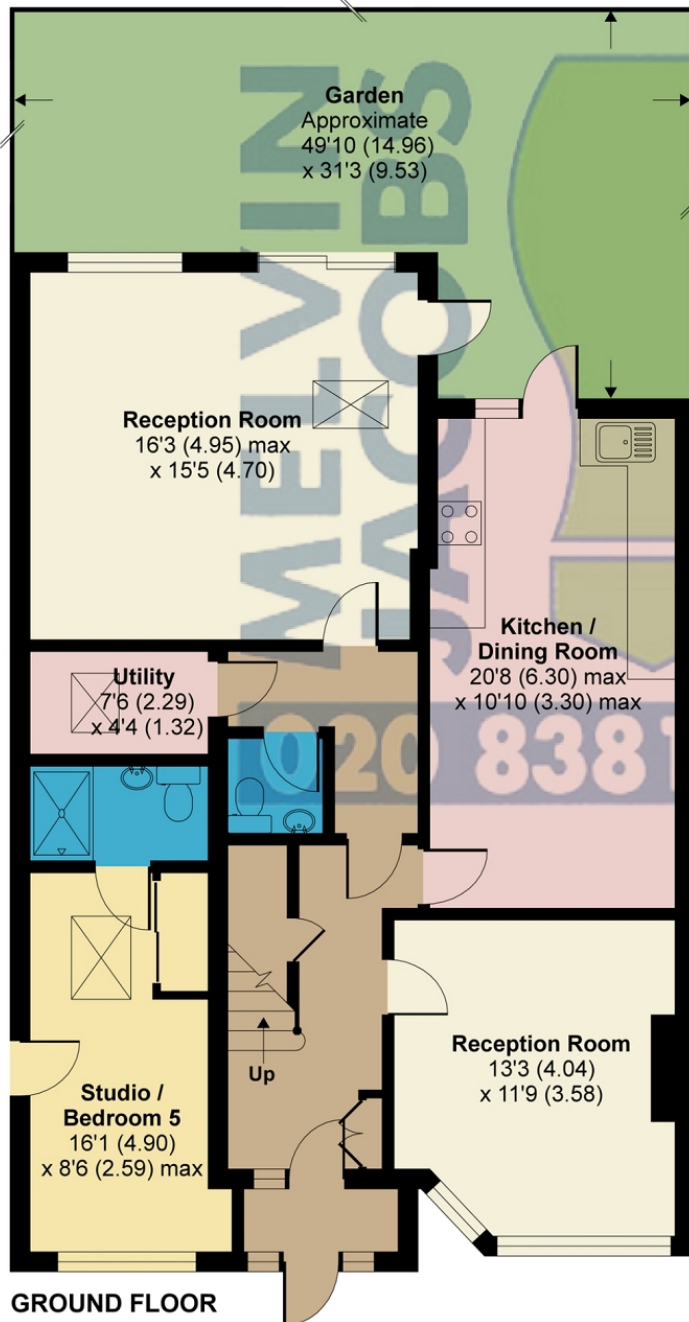
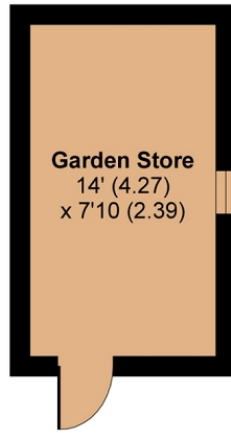
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Approximate Area = 1809 sq ft / 168 sq m

Outbuilding = 109 sq ft / 10.1 sq m

Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



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: 729849