

Whitchurch Lane, Edgware, HA8 6QT



- 3 Bedrooms
- Family Bathroom
- Lounge
- Dining Room
- Family Room
- Kitchen
- Guest Cloakroom
- Garden
- Garage

**£780,000**  
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](http://www.melvinjacobs.com)

**MELVIN  
JACOBS**   
020 8381 2908





**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.



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

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92+) A   |         |           |
| (81-91) B   |         | 85        |
| (69-80) C   |         |           |
| (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.

# Whitchurch Lane, Edgware, HA8 6QT

Approximate Area = 1785 sq ft / 166 sq m (includes garage)

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Store = 20 sq ft / 2 sq m

Total = 1813 sq ft / 168.4 sq m

For identification only - Not to scale

Denotes restricted  
head height

