

Elmer Gardens, Edgware, HA8 9AR



- 3 Bedrooms
- Lounge
- Dining Room
- Family Room
- Kitchen
- Bathroom with WC
- Separate WC
- Garden
- Separate Garage
- Shared Driveway
- Chain Free

**£595,000**  
**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 Porch**

**Entrance Hall**

**Lounge (14' 03" x 12' 05" ) or (4.34m x 3.78m)**

**Dining Room (12' 06" x 11' 04" ) or (3.81m x 3.45m)**

**Family Room (11' 05" x 7' 01") or (3.48m x 2.16m)**

**Kitchen (12' 03" x 08' 04" ) or (3.73m x 2.54m)**

**First Floor**

**Bedroom 1 (14' 02" x 11' 09" ) or (4.32m x 3.58m)**

**Bedroom 2 (12' 06" x 10' 10" ) or (3.81m x 3.30m)**

**Bedroom 3 (08' 0" x 07' 10" ) or (2.44m x 2.39m)**

**Bathroom/WC**

**Separate WC**

**GARDEN (73' 01" x 26' 0" ) or (22.28m x 7.92m)**

**Separate Garage (15' 08" x 9' 11") or (4.78m x 3.02m)**

**Shared Driveway**

**Tenure**

We are informed that the tenure is Freehold

**Viewing**

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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**Melvin Jacobs Estate Agents**

45 - 47 Manor Park Crescent,  
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# Elmer Gardens, Edgware, HA8 9AR

Approximate Area = 1265 sq ft / 118 sq m (includes garage)

For identification only - Not to scale

