

Hillside Gardens, Edgware, HA8 8HE



- 5 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Lounge
- Dining Room
- Study/TV Room
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Garden
- Driveway and Off Street Parking

£950,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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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 (13' 05" x 11' 05") or (4.09m x 3.48m)

Dining Room (15' 0" x 12' 01") or (4.57m x 3.68m)

Kitchen/Breakfast Room (18' 05" x 12' 03") or (5.61m x 3.73m)

Study/TV Room (10' 06" x 10' 02") or (3.20m x 3.10m)

Utility Room (10' 05" x 5' 01") or (3.18m x 1.55m)

First Floor

Bedroom 1 (14' 11" x 11' 11") or (4.55m x 3.63m)

Ensuite Shower Room

Bedroom 2 (14' 05" x 12' 0") or (4.39m x 3.66m)

Bedroom 3 (11' 10" x 7' 06") or (3.61m x 2.29m)

Bedroom 4 (11' 0" x 7' 06") or (3.35m x 2.29m)

Bedroom 5 (9' 05" x 7' 09") or (2.87m x 2.36m)

Family Bathroom

GARDEN (49' 02" x 32' 09") or (14.99m x 9.98m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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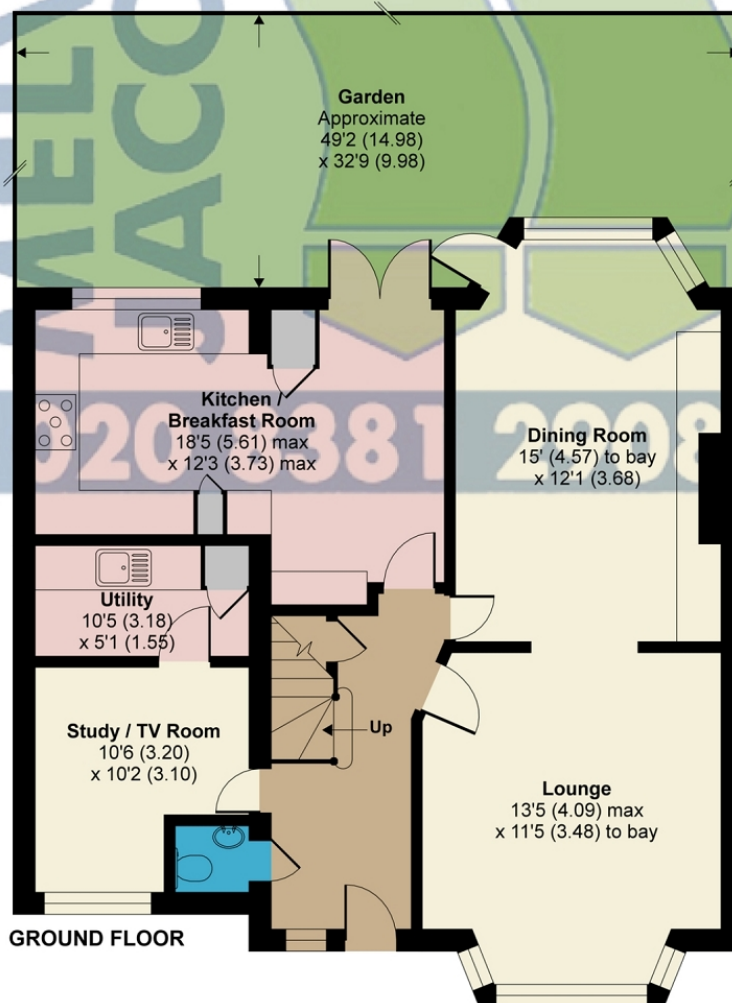
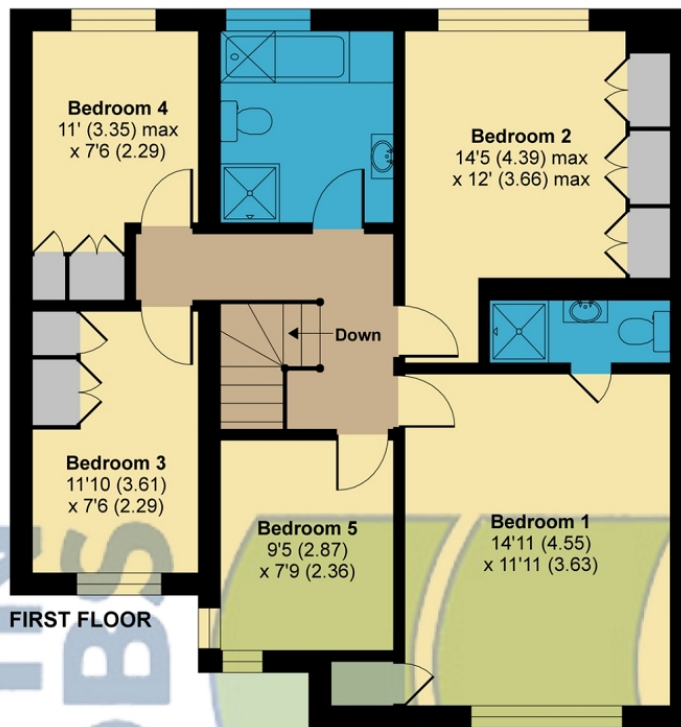
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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Approximate Area = 1710 sq ft / 158.8 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). © n1che.com 2021. Produced for Melvin Jacobs Estate Agents. REF: 768688