

Hillside Gardens, Edgware, HA8 8HA



- 4 Bedrooms
- Family Bathroom
- Ensuite Bathroom
- Triple Reception Room
- Family Room/Office
- Kitchen/Breakfast Room
- Utility Room and Guest WC
- South West Facing Garden
- Driveway
- Off Street Parking
- CHAIN FREE

£875,000
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

**MELVIN
JACOBS**
020 8381 2908



**MELVIN
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

Utility Room (6' 09" x 6' 07") or (2.06m x 2.01m)

Triple Reception Room (38' 11" x 13' 06") or (11.86m x 4.11m)

Kitchen/Breakfast Room (22' 07" x 17' 11") or (6.88m x 5.46m)

Family Room/Office (13' 09" x 9' 10") or (4.19m x 3.00m)

First Floor

Bedroom 1 (14' 04" x 11' 10") or (4.37m x 3.61m)

Ensuite Bathroom

Bedroom 2 (14' 09" x 12' 0") or (4.50m x 3.66m)

Bedroom 3 (15' 02" x 7' 06") or (4.62m x 2.29m)

Bedroom 4 (9' 0" x 7' 08") or (2.74m x 2.34m)

Family Bathroom

GARDEN (44' 10" x 30' 0") or (13.67m x 9.14m)

Driveway

Off Street 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

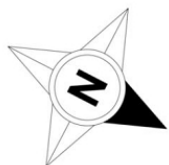
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

Hillside Gardens, Edgware, HA8 8HA

Approximate Area = 1961 sq ft / 182.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2022. Produced for Melvin Jacobs Estate Agents. REF: 798341