

Mowbray Road, Edgware, Greater London. HA8 8JQ



- 5 Bedrooms
- 3 Ensuite Shower Rooms
- Family Bathroom
- Loft Room
- Lounge/Dining Room
- Kitchen/Family Room
- Office
- Utility Room
- Guest WC
- South Facing Garden
- Garage and Driveway

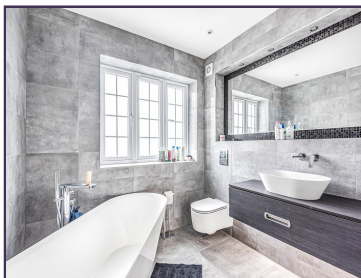
£1,575,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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/Dining Room (37' 02" x 14' 01") or (11.33m x 4.29m)

Kitchen/Family Room (25' 09" x 19' 10") or (7.85m x 6.05m)

Utility Room (9' 09" x 8' 00") or (2.97m x 2.44m)

Office (16' 00" x 7' 04") or (4.88m x 2.24m)

First Floor

Bedroom 1 (49' 6" x 36' 5") or (15.10m x 11.10m)

Ensuite Shower Room

Bedroom 2 (15' 03" x 13' 00") or (4.65m x 3.96m)

Ensuite Shower Room

Bedroom 3 (14' 0" x 11' 09") or (4.27m x 3.58m)

Ensuite Shower Room

Bedroom 4 (14' 01" x 11' 04") or (4.29m x 3.45m)

Walk in wardrobe (8' 01" x 5' 02") or (2.46m x 1.57m)

Bedroom 5 (7' 04" x 7' 03") or (2.24m x 2.21m)

Family Bathroom

Second Floor

Loft Room (22' 03" x 10' 00") or (6.78m x 3.05m)

Loft Room (21' 11" x 15' 10") or (6.68m x 4.83m)

Loft Room (18' 11" x 13' 07") or (5.77m x 4.14m)

GARDEN (93' 06" x 84' 03") or (28.50m x 25.68m)

Driveway

Off Street Parking

Garage (15' 09" x 7' 06") or (4.80m x 2.29m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: G

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(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 = 3524 sq ft / 327.4 sq m (includes garage & excludes void)

Limited Use Area(s) = 161 sq ft / 14.9 sq m

Outbuilding = 117 sq ft / 10.9 sq m

Total = 3802 sq ft / 353.2 sq m

For identification only - Not to scale

Denotes restricted
head height

