

Kings Drive, Edgware, HA8 8EE



- 5 Bedrooms
- Family Bathroom
- Family Shower Room
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Playroom
- Guest Cloakroom
- Garden
- Driveway and Off Street Parking
- Chain Free

£945,000

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 (14' 10" x 13' 0") or (4.52m x 3.96m)

Dining Room (17' 08" x 12' 02") or (5.38m x 3.71m)

Kitchen/Breakfast Room (16' 09" x 16' 03") or (5.11m x 4.95m)

Playroom (17' 07" x 7' 07") or (5.36m x 2.31m)

First Floor

Bedroom 1 (14' 09" x 11' 11") or (4.50m x 3.63m)

Bedroom 2 (14' 04" x 11' 11") or (4.37m x 3.63m)

Bedroom 3 (14' 02" x 10' 02") or (4.32m x 3.10m)

Bedroom 4 (11' 01" x 10' 06") or (3.38m x 3.20m)

Bedroom 5 (9' 0" x 7' 08") or (2.74m x 2.34m)

Family Bathroom

Family Shower Room

GARDEN (65' 07" x 29' 04") or (19.99m x 8.94m)

Shed (12' 0" x 10' 0") or (3.66m x 3.05m)

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
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Middlesex,
HA8 7LY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(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.

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Approximate Area = 1947 sq ft / 180.9 sq m

Shed / Store = 133 sq ft / 12.4 sq m

Total = 2080 sq ft / 193.2 sq m

For identification only - Not to scale

