

Kings Drive, Edgware, HA8 8EE



- 4 Bedrooms
- Family Bathroom
- Family Shower Room
- Kitchen/Breakfast Room
- Lounge
- Dining Room
- Garden
- Garage
- Driveway and Off Street Parking
- Chain Free

£850,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Lounge (14' 07" x 13' 02") or (4.45m x 4.01m)

Dining Room (17' 10" x 12' 01") or (5.44m x 3.68m)

Kitchen/Breakfast Room (12' 06" x 11' 0") or (3.81m x 3.35m)

First Floor

Bedroom 1 (14' 08" x 11' 08") or (4.47m x 3.56m)

Bedroom 2 (14' 04" x 10' 08") or (4.37m x 3.25m)

Bedroom 3 (11' 05" x 8' 08") or (3.48m x 2.64m)

Bedroom 4 (9' 02" x 7' 08") or (2.79m x 2.34m)

Family Bathroom

Family Shower Room

GARDEN

Garage (18' 0" x 7' 09") or (5.49m x 2.36m)

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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Edgware,
Middlesex,
HA8 7LY

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(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 = 1545 sq ft / 143.5 sq m (includes garage)

For identification only - Not to scale

