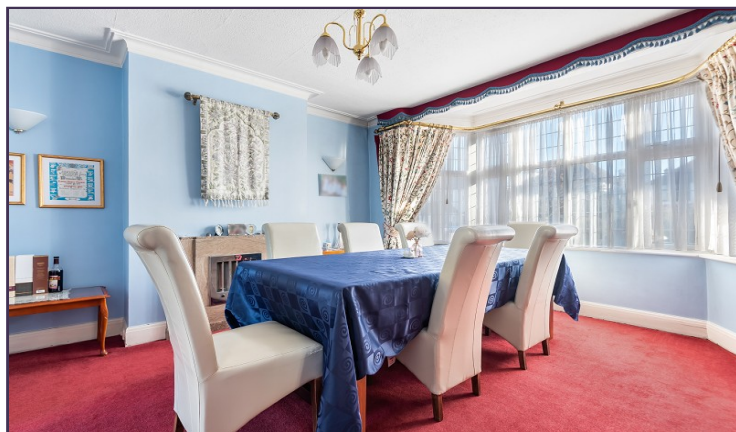


Green Lane, Edgware, HA8 7QE



- 5 Bedrooms
- 2 Ensuite Shower Rooms
- Family Bathroom
- Lounge Hall
- Lounge & Dining Room
- Study
- Kitchen/Breakfast Room
- Garden
- Garage
- Driveway and Off Street Parking
- Chain Free

£925,000
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

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Entrance Porch

Lounge Hall (15' 07" x 14' 03") or (4.75m x 4.34m)

Study (5' 08" x 4' 02") or (1.73m x 1.27m)

Guest Cloakroom

Dining Room (15' 01" x 13' 08") or (4.60m x 4.17m)

Lounge (17' 0" x 12' 02") or (5.18m x 3.71m)

Kitchen/Breakfast Room (15' 07" x 11' 08") or (4.75m x 3.56m)

First Floor

Bedroom 1 (16' 0" x 11' 03") or (4.88m x 3.43m)

Ensuite Shower Room

Bedroom 3 (14' 10" x 11' 10") or (4.52m x 3.61m)

Bedroom 4 (14' 04" x 12' 04") or (4.37m x 3.76m)

Bedroom 5 (13' 09" x 7' 07") or (4.19m x 2.31m)

Family Bathroom

Second Floor

Bedroom 2 (14' 04" x 10' 06") or (4.37m x 3.20m)

Ensuite Shower Room

Eaves x 2

GARDEN (57' 03" x 32' 11") or (17.45m x 10.03m)

Garage (17' 08" x 7' 08") or (5.38m x 2.34m)

Accessed via Park Grove and door to garden

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		81
(69-80) C		
(55-68) D	58	
(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.



Green Lane, Edgware, HA8 7QE

Denotes restricted
head height

Approximate Area = 2172 sq ft / 202 sq m (includes garage)

Limited Use Area(s) = 173 sq ft / 16 sq m

Total = 2345 sq ft / 218 sq m

For identification only - Not to scale

