

St. Margarets Road, Edgware, HA8 9UU



- 3/4 Bedrooms
- Bedroom 4/Granny Annexe
- 2 Bathrooms
- Separate WC
- Kitchen/Breakfast Room
- Family/Dining Room
- Study
- Lounge
- Guest Cloakroom
- Garden
- Off Street Parking

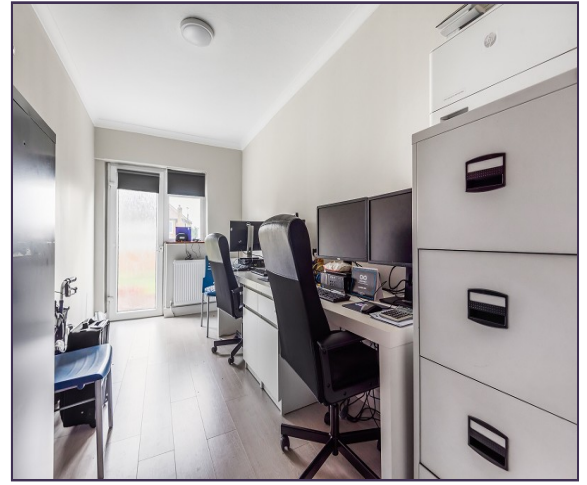
£760,000
Subject To Contract



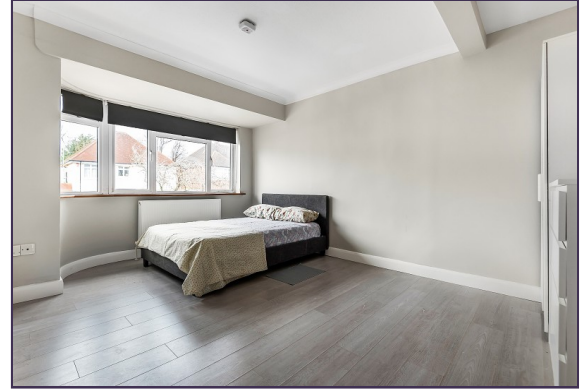
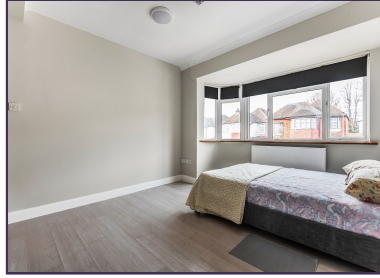
MELVIN JACOBS ESTATE AGENTS
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These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.

Entrance Hall

Guest Cloakroom

Lounge (14' 11" x 13' 0") or (4.55m x 3.96m)

Kitchen/Breakfast Room (22' 04" x 19' 0") or (6.81m x 5.79m)

Family Room (13' 06" x 10' 11") or (4.11m x 3.33m)

Study (16' 09" x 7' 06") or (5.11m x 2.29m)

Bedroom 4/Granny Annexe (18' 05" x 7' 09") or (5.61m x 2.36m)

Ensuite Bathroom

First Floor

Bedroom 1 (15' 0" x 11' 0") or (4.57m x 3.35m)

Bedroom 2 (13' 06" x 11' 02") or (4.11m x 3.40m)

Bedroom 3 (10' 03" x 8' 03") or (3.12m x 2.51m)

Family Bathroom

Separate WC

GARDEN (83' 04" x 29' 10") or (25.40m x 9.09m)

Boiler Room (5' 10" x 2' 03") or (1.78m x 0.69m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: E

Melvin Jacobs Estate Agents

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Edgware,
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HA8 7LY

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Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(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 = 1686 sq ft / 156.6 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 1699 sq ft / 157.8 sq m

For identification only - Not to scale

Boiler Room
5'10 (1.78)
x 2'3 (0.69)



Garden
Approximate
83'4 (25.40)
x 29'10 (9.10)

Kitchen / Breakfast Room
22'4 (6.81) max
x 19' (5.79) max

Study
16'9 (5.11)
x 7'6 (2.29)

Family Room
13'6 (4.11)
x 10'11 (3.33)

Lounge
14'11 (4.55) max
x 13' (3.96) max

**Bedroom 4 /
Granny Annexe**
18'5 (5.61)
x 7'9 (2.36)

Bedroom 2
13'6 (4.11)
x 11'2 (3.40)

Bedroom 3
10'3 (3.12) max
x 8'3 (2.51) max

Bedroom 1
15' (4.57) max
x 11' (3.35) max

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Melvin Jacobs Estate Agents. REF: 814192