

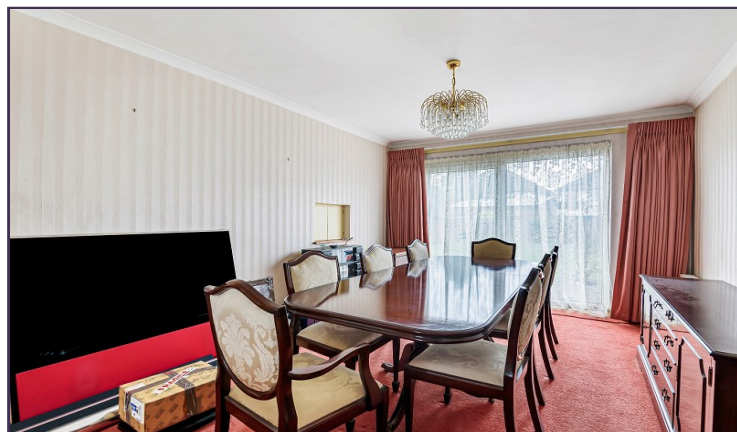
Manor Park Gardens, Edgware, HA8 7NA



- 4 Bedrooms
- 2 Bathrooms (1 ensuite)
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Guest WC
- Garden
- Garage
- Driveway and Off Street Parking
- Chain Free

£750,000

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





**MELVIN
JACOBS**



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' 09" x 14' 05") or (4.50m x 4.39m)

Dining Room (13' 02" x 10' 11") or (4.01m x 3.33m)

Kitchen (9' 10" x 9' 09") or (3.00m x 2.97m)

Utility Room (5' 09" x 4' 00") or (1.75m x 1.22m)

Family Room (18' 07" x 9' 07") or (5.66m x 2.92m)

First Floor

Bedroom 1 (14' 08" x 12' 05") or (4.47m x 3.78m)

Bedroom 2 (13' 02" x 12' 03") or (4.01m x 3.73m)

Bedroom 3 (13' 02" x 12' 03") or (4.01m x 3.73m)

Family Bathroom

Separate WC

Second Floor

Bedroom 4 (13' 08" x 9' 10") or (4.17m x 3.00m)

Ensuite Shower Room

Separate WC

GARDEN (53' 00" x 30' 05") or (16.15m x 9.27m)

Garage (16' 09" x 9' 08") or (5.11m x 2.95m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: F

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

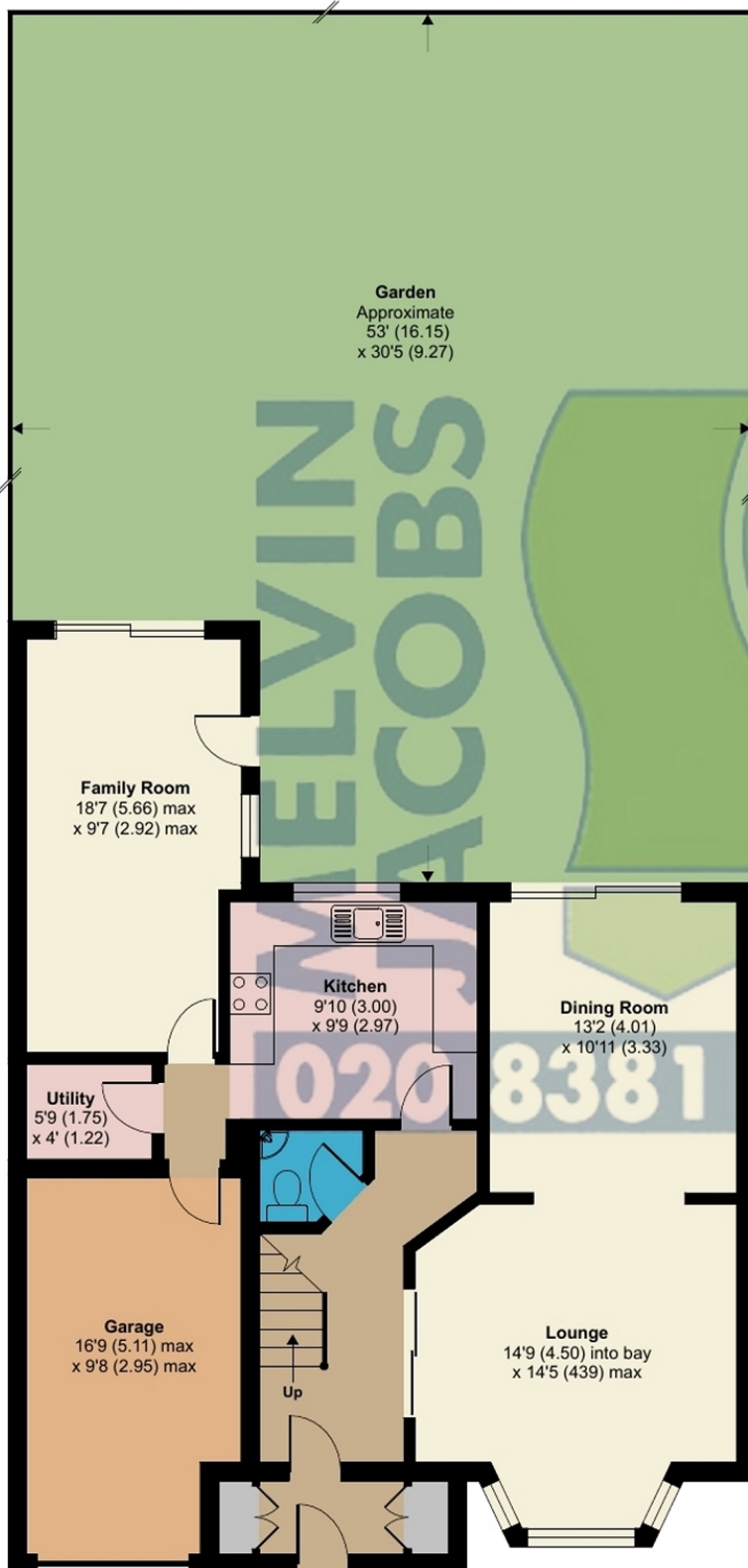
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

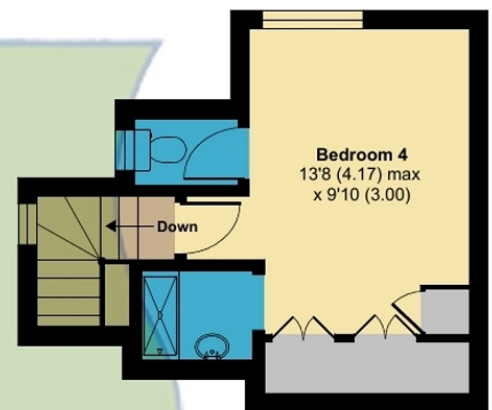
Manor Park Gardens, Edgware, HA8 7NA

Approximate Area = 1828 sq ft / 169.8 sq m (includes garage)

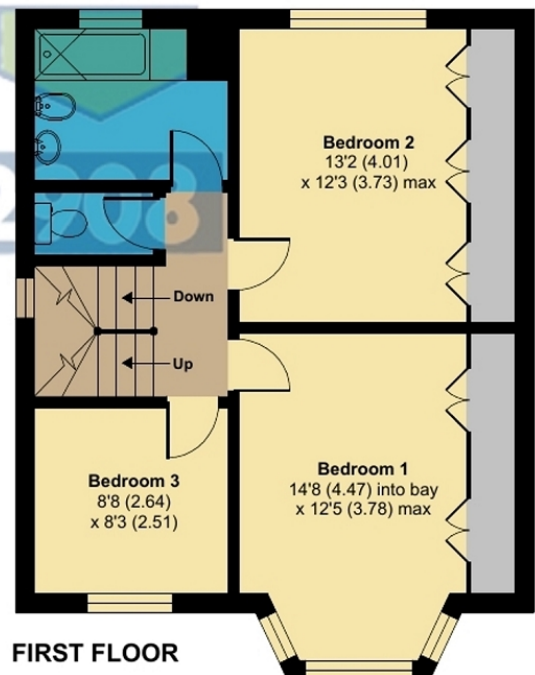
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Melvin Jacobs Estate Agents. REF: 817598