

The Drive, Edgware, HA8 8PR



- 3 Bedrooms
- Family Bathroom
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Garden
- Driveway
- Off Street Parking
- Potential to Extend STPP
- Chain Free

Offers In Excess Of
£800,000
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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020 8381 2908



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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 (15' 09" x 12' 06") or (4.80m x 3.81m)

Dining Room (15' 09" x 12' 06") or (4.80m x 3.81m)

Kitchen/Breakfast Room (17' 07" x 10' 02") or (5.36m x 3.10m)

First Floor

Bedroom 1 (15' 00" x 12' 06") or (4.57m x 3.81m)

Bedroom 2 (13' 11" x 12' 02") or (4.24m x 3.71m)

Bedroom 3 (8' 10" x 8' 02") or (2.69m x 2.49m)

Bathroom

GARDEN (83' 06" x 28' 05") or (25.45m x 8.66m)

Shed (6' 00" x 4' 08") or (1.83m x 1.42m)

Garage (17' 02" x 8' 10") or (5.23m x 2.69m)

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		72
(55-68) D		
(39-54) E	42	
(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.

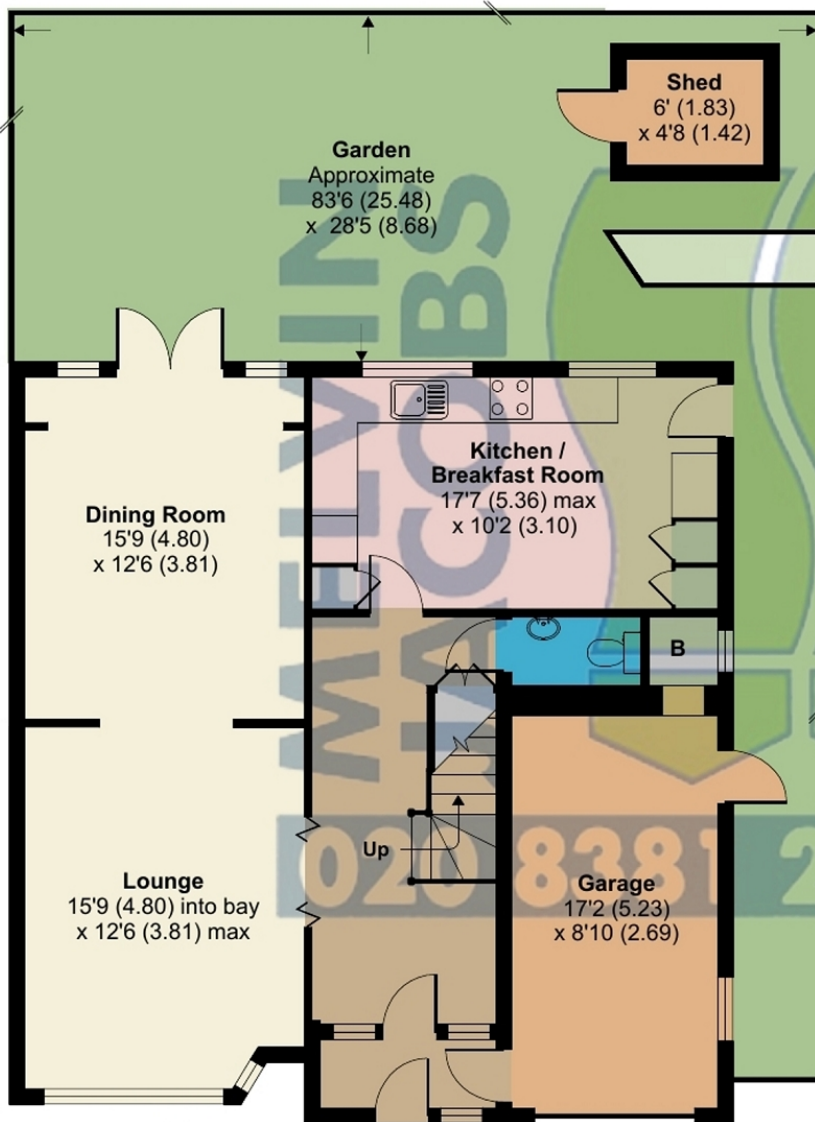
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Approximate Area = 1541 sq ft / 143.1 sq m (includes garage)

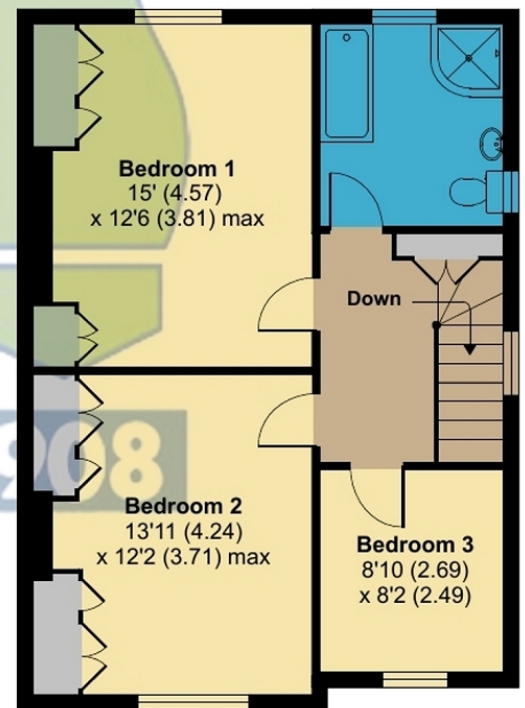
Outbuilding = 28 sq ft / 2.6 sq m

Total = 1569 sq ft / 145.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR