

Green Lane Edgware HA8 7PL



- 3 Bedrooms
- Family Bathroom
- Separate WC
- Utility/Shower Room
- Lounge
- Dining Room
- Conservatory
- Office
- Kitchen
- Garden
- Garage and Driveway

£745,000

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**



Entrance Hall

Guest Cloakroom

Lounge (13' 10" x 11' 03") or (4.22m x 3.43m)

Dining Room (14' 0" x 11' 03") or (4.27m x 3.43m)

Conservatory (10' 0" x 7' 0") or (3.05m x 2.13m)

Kitchen (11' 10" x 8' 0") or (3.61m x 2.44m)

Utility /Shower Room (8' 04" x 5' 07") or (2.54m x 1.70m)

Office (15' 04" x 9' 04") or (4.67m x 2.84m)

First Floor

Bedroom 1 (13' 10" x 12' 0") or (4.22m x 3.66m)

Bedroom 2 (14' 0" x 11' 10") or (4.27m x 3.61m)

Bedroom 3 (8' 04" x 7' 05") or (2.54m x 2.26m)

Family Bathroom

Separate WC

GARDEN

Garage (17' 11" x 12' 0") or (5.46m x 3.66m)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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 7PL

Approximate Area = 1620 sq ft / 151 sq m (includes garage)

For identification only - Not to scale

