



- 3 Bedrooms
- Bathroom
- · Separate WC
- Lounge
- Dining Room
- Kitchen
- Garden
- Garage
- Driveway
- · Off Street Parking
- CHAIN FREE

£749,000

**Subject To Contract** 





## **MELVIN JACOBS ESTATE AGENTS**

Sales, Lettings & Block Management









# MELVIN JACOBS







#### **Entrance Hall**

Lounge (12' 0" x 11' 09" ) or (3.66m x 3.58m)

Dining Room (12' 07" x 11' 0" ) or (3.84m x 3.35m)

Kitchen/Breakfast Room (15' 0" x 7' 07") or (4.57m x 2.31m)

**First Floor** 

Bedroom 1 (13' 06" x 10' 08") or (4.11m x 3.25m)

Bedroom 2 (12' 11" x 11' 07" ) or (3.94m x 3.53m)

Bedroom 3 (8' 0" x 7' 09" ) or (2.44m x 2.36m)

**Family Bathroom** 

**Separate WC** 

GARDEN (37' 03" x 35' 07" ) or (11.35m x 10.85m)

Garage (15' 07" x 12' 11" ) or (4.75m x 3.94m)

**Driveway** 

**Off Street Parking** 

**Tenure** 

We are informed that the tenure is Freehold

**Council Tax** 

Council tax band: E

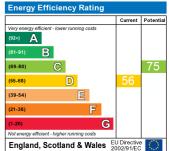
Viewing

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



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.



## Beulah Close, Edgware, HA8 8SP Approximate Area = 1061 sq ft / 98.5 sq m Garage = 184 sq ft / 17.1 sq m Total = 1245 sq ft / 115.6 sq m For identification only - Not to scale Garage 15'7 (4.75) max x 12'11 (3.94) max Garden Approximate 37'3 (11.35) x 35'7 (10.85) **Bedroom 3** 8' (2.44) x 7'9 (2.36) **Bedroom 1 Dining Room** 3'6 (4.11) into bay 12'7 (3.84) into bay x 11' (3.35) x 10'8 (3.25) Kitchen / **Breakfast Room** 15' (4.57) x 7'7 (2.13) Lounge 12' (3.66) to bay x 11'9 (3.58) Bedroom 2 12'11 (3.94) x 11'7 (3.53) max **GROUND FLOOR FIRST FLOOR**

