

Mill Ridge, Edgware, HA8 7PE



- 3 Bedrooms
- Lounge
- Dining Room
- Family Room
- Office
- Kitchen
- Family Bathroom/Sep WC
- Guest Cloakroom
- South Facing Garden
- Garage
- Own Driveway

Offers In Excess Of
£900,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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 (17' 04" x 13' 10") or (5.28m x 4.22m)

Dining Room (12' 06" x 11' 02") or (3.81m x 3.40m)

Family Room (14' 09" x 8' 0") or (4.50m x 2.44m)

Kitchen (11' 10" x 8' 04") or (3.61m x 2.54m)

Office (17' 0" x 7' 08") or (5.18m x 2.34m)

First Floor

Bedroom 1 (15' 03" x 14' 0") or (4.65m x 4.27m)

Bedroom 2 (13' 06" x 12' 0") or (4.11m x 3.66m)

Bedroom 3 (11' 10" x 8' 05") or (3.61m x 2.57m)

Family Bathroom

Separate WC

South Facing Garden (60' 0" x 33' 11") or (18.29m x 10.34m)

Garage (26' 08" x 8' 04") or (8.13m x 2.54m)

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

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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		
(39-54)	E	53	
(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 = 1719 sq ft / 159.7 sq m (includes garage)

Outbuilding = 5 sq ft / 0.5 sq m

Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale

