



- 3 Bedrooms •
- Lounge •
- **Dining Room** •
- Family Room •
- Office •
- Kitchen .
- Family Bathroom/Sep WC •
- Guest Cloakroom •
- South Facing Garden
- Garage •

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Own Driveway

Offers In Excess Of £900,000 **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









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 contact.



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

Melvin Jacobs Estate Agents 45 - 47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY

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Energy Efficiency Rating Very energy efficient - lower running costs (22-) A (13-91) B (69-90) C (55-69)

200pi

OnTheMarket

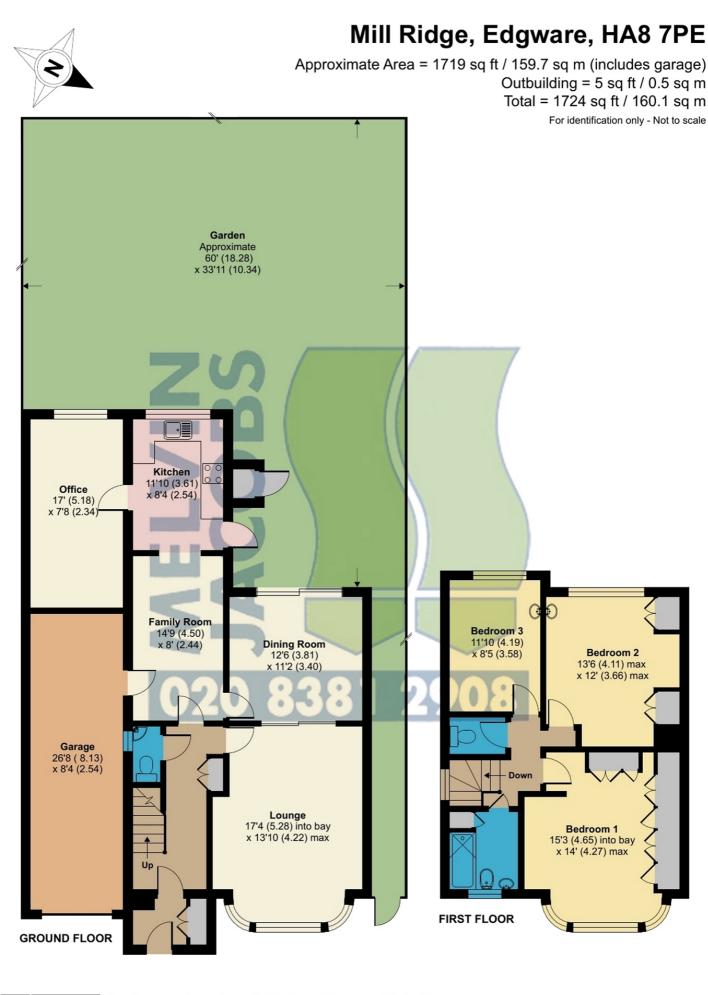
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(39-54)

(21-38)

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908



Certified Property Measurer Floor plan Internation Produced

RICS

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