

Whitchurch Lane, Edgware, HA8 6QL



- 4 Double Bedrooms
- Bedroom 5/Office
- Lounge/Dining Room
- Kitchen
- Family Shower Room
- Self Contained Dental Surgery
- Garden
- Driveway
- Off Street Parking
- Chain Free

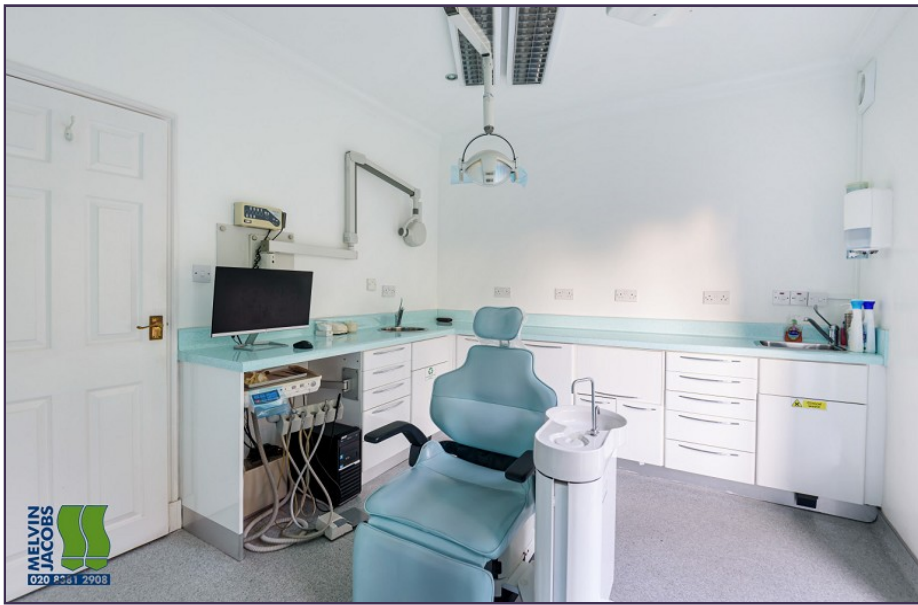
£950,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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

Lounge/Dining Room (21' 04" x 18' 11") or (6.50m x 5.77m)

Kitchen (14' 06" x 14' 04") or (4.42m x 4.37m)

Self Contained Dental Surgery

Dental Surgery (12' 05" x 9' 07") or (3.78m x 2.92m)

X-Ray Room (10' 02" x 6' 10") or (3.10m x 2.08m)

Reception/Lobby (10' 02" x 10' 0") or (3.10m x 3.05m)

Guest Cloakroom

First Floor

Bedroom 1 (14' 10" x 12' 10") or (4.52m x 3.91m)

Bedroom 2 (14' 05" x 11' 09") or (4.39m x 3.58m)

Bedroom 3 (10' 06" x 10' 02") or (3.20m x 3.10m)

Bedroom 5/Office (8' 02" x 8' 02") or (2.49m x 2.49m)

The wall and door has been removed to open up the landing and can easily be reinstated back to a bedroom

Family Shower Room

GARDEN (47' 08" x 33' 04") or (14.53m x 10.16m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: F

Melvin Jacobs Estate Agents

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HA8 7LY

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Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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.

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Approximate Area = 2061 sq ft / 191.4 sq m (excludes void)

For identification only - Not to scale

