

Priory Field Drive Edgware HA8 9PT



- 4 Bedrooms
- Ensuite Bathroom
- Family Shower Room
- Guest Shower Room and WC
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- TV Room
- Utility Room
- Garden
- Driveway
- Off Street Parking

Offers In Region Of
£1,000,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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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

Open Plan Living/Dining Rooms (34' 0" x 27' 04") or (10.36m x 8.33m)

TV Room (10' 02" x 10' 0") or (3.10m x 3.05m)

Kitchen/Breakfast Room (16' 07" x 8' 0") or (5.05m x 2.44m)

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

Guest Cloakroom/Shower Room

First Floor

Bedroom 1 (14' 06" x 12' 06") or (4.42m x 3.81m)

Ensuite Bathroom

Bedroom 2 (13' 07" x 9' 0") or (4.14m x 2.74m)

Bedroom 3 (12' 07" x 9' 03") or (3.84m x 2.82m)

Bedroom 4 (10' 07" x 7' 05") or (3.23m x 2.26m)

Family Bathroom

GARDEN

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: G


Melvin Jacobs Estate Agents

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Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(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 = 1913 sq ft / 177.7 sq m

For identification only - Not to scale

