



- 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



# MELVIN JACOBS ESTATE AGENTS Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY Tel 020 8381 2908 www.melvinjacobs.com





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



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**

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

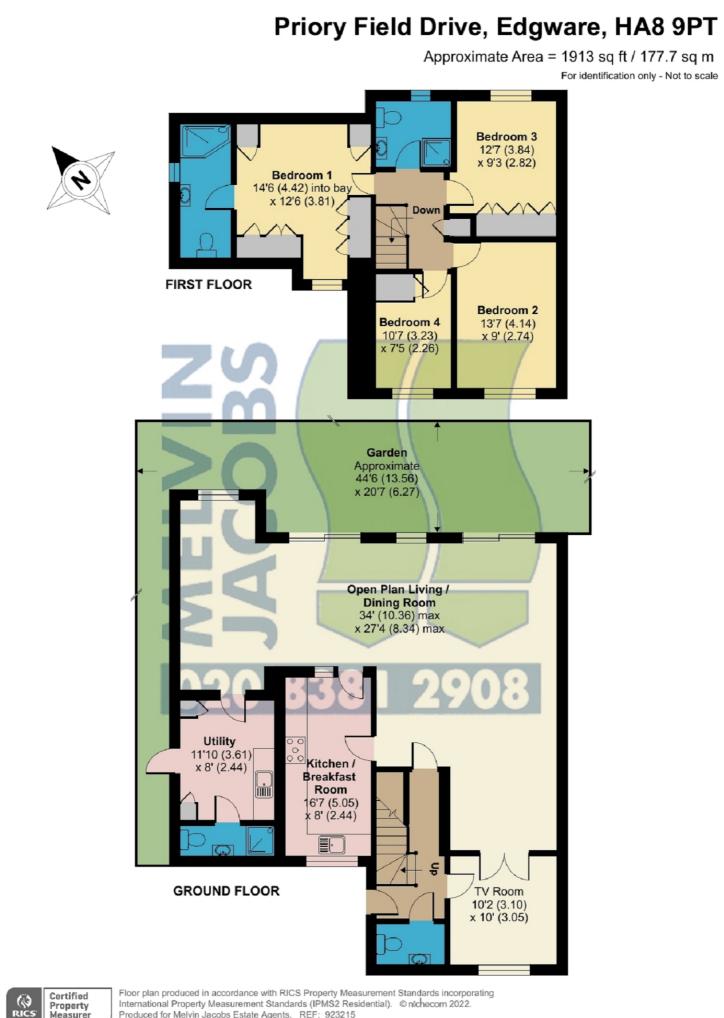
e: info@melvinjacobs.com

# Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Energy Efficiency Rating Very energy efficient - lower running costs (92-) A (81-91) B (89-80) C (89-80) C (89-80) C (39-54) E (21-38) F (120) C Not energy efficient - higher running costs 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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Property Measurer