



- 5 Bedrooms
- Family Bathroom
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Room
- Guest Cloakroom
- Own Driveway
- Off Street Parking
- Garage
- View Now

Offers In Region Of
£945,000
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

MELVIN JACOBS
020 8381 2908



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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 contact.

Entrance Hall

Guest Cloakroom

Dining Room (14' 06" x 13' 06") or (4.42m x 4.11m)

Lounge (17' 08" x 12' 02") or (5.38m x 3.71m)

Kitchen/Breakfast Room/Family Room (18' 08" x 18' 01") or (5.69m x 5.51m)

First Floor

Bedroom 1 (14' 11" x 11' 11") or (4.55m x 3.63m)

Bedroom 2 (14' 05" x 11' 11") or (4.39m x 3.63m)

Bedroom 3 (11' 08" x 8' 0") or (3.56m x 2.44m)

Bedroom 4 (9' 02" x 7' 08") or (2.79m x 2.34m)

Bedroom 5 (8' 05" x 8' 05") or (2.57m x 2.57m)

Family Bathroom

GARDEN (59' 0" x 32' 05") or (17.98m x 9.88m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: G

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		
C		74
(55-68)		
D	59	
(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.

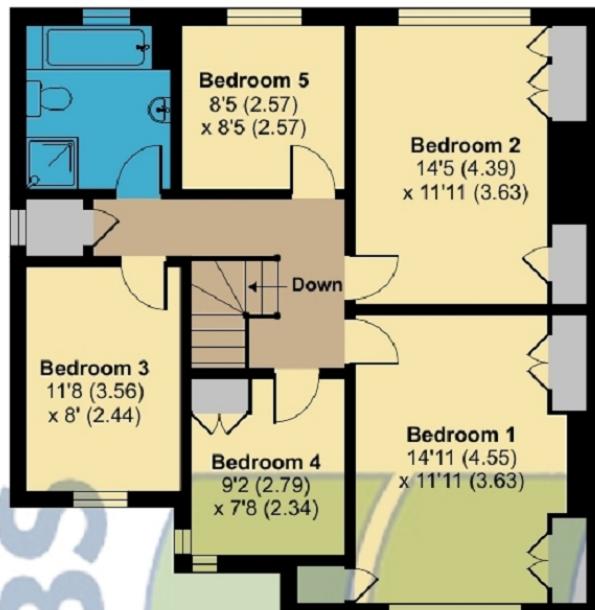
Parkside Drive, Edgware, HA8 8JX

Approximate Area = 1778 sq ft / 165.2 sq m

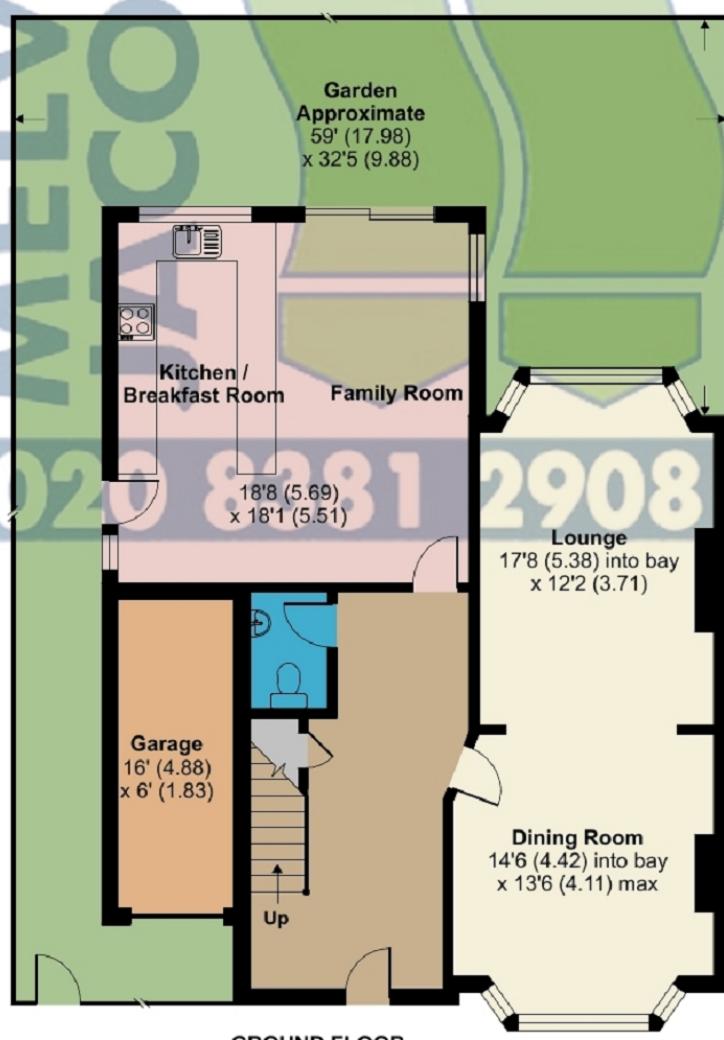
Garage = 96 sq ft / 8.9 sq m

Total = 1874 sq ft / 174.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
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