

Mill Ridge Edgware HA8 7PE



- 3 Bedrooms
- Family Bathroom
- Lounge
- Dining Room
- Kitchen
- Guest Cloakroom
- Garden
- Garage at Rear
- Shared Driveway
- Scope to Extend STPP
- View Now

**£665,000**  
**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](http://www.melvinjacobs.com)

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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

Lounge (15' 01" x 11' 03" ) or (4.60m x 3.43m)

Dining Room (14' 01" x 10' 05" ) or (4.29m x 3.18m)

Kitchen (14' 05" x 7' 09" ) or (4.39m x 2.36m)

First Floor (15' 01" x 11' 10" ) or (4.60m x 3.61m)

Bedroom 1 (15' 01" x 11' 10" ) or (4.60m x 3.61m)

Bedroom 2 (13' 05" x 9' 06" ) or (4.09m x 2.90m)

Bedroom 3 (7' 11" x 7' 07" ) or (2.41m x 2.31m)

## Family Bathroom

## Separate WC

## GARDEN

## Garage

## Shared Driveway

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Council tax band: E


## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

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Edgware,  
Middlesex,  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(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.

# Ground Floor

