

Ashcombe Gardens Edgware HA8 8HR



- 4 Bedrooms
- Jack n Jill Family Bathroom
- Lounge
- Dining Room
- Kitchen
- Guest Cloakroom
- Garden
- Driveway Parking for 2 Cars
- Side Entrance
- New Boiler (2022)
- View Now!

£865,000
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



**MELVIN
JACOBS**



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 (17' 03" x 11' 07") or (5.26m x 3.53m)

Dining Room (11' 08" x 9' 10") or (3.56m x 3.00m)

Kitchen (21' 0" x 9' 11") or (6.40m x 3.02m)

First Floor

Bedroom 1 (14' 05" x 9' 04") or (4.39m x 2.84m)

Bedroom 2 (18' 02" x 10' 00") or (5.54m x 3.05m)

Bedroom 3 (11' 07" x 10' 06") or (3.53m x 3.20m)

Jack n Jill Bathroom

This is between bedroom 1 and the hallway as the family bathroom

Second Floor

Bedroom 4 (21' 07" x 12' 0") or (6.58m x 3.66m)

Shower

There is a shower and wash hand basin in Bedroom 4

GARDEN

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: F


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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

e: info@melvinjacobs.com

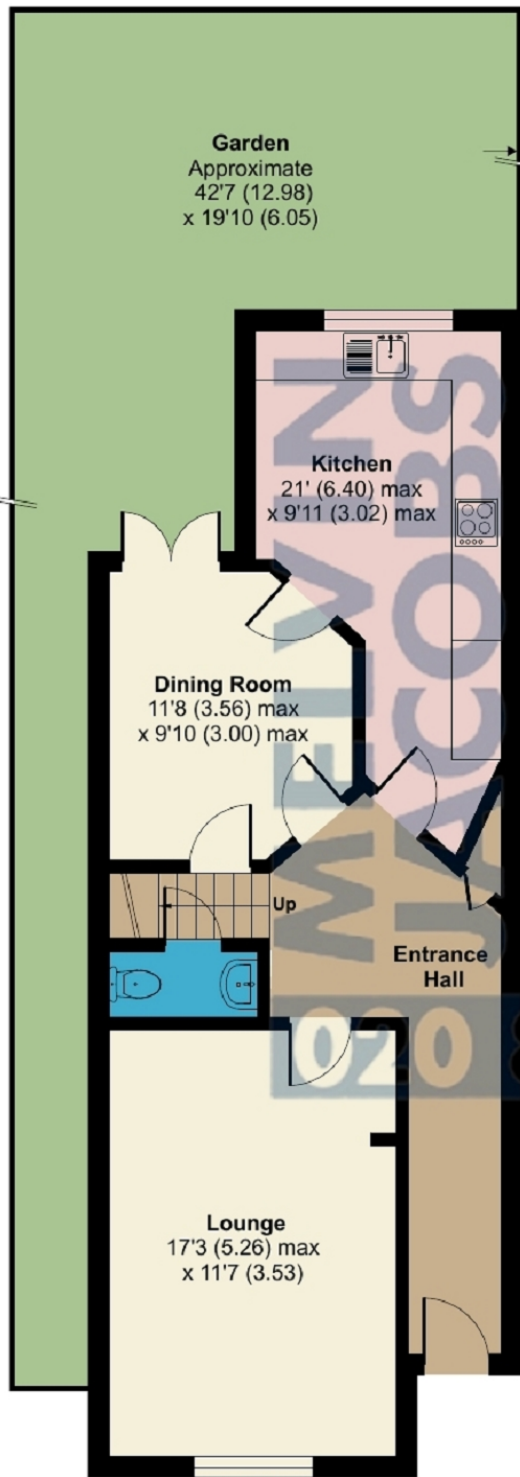
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

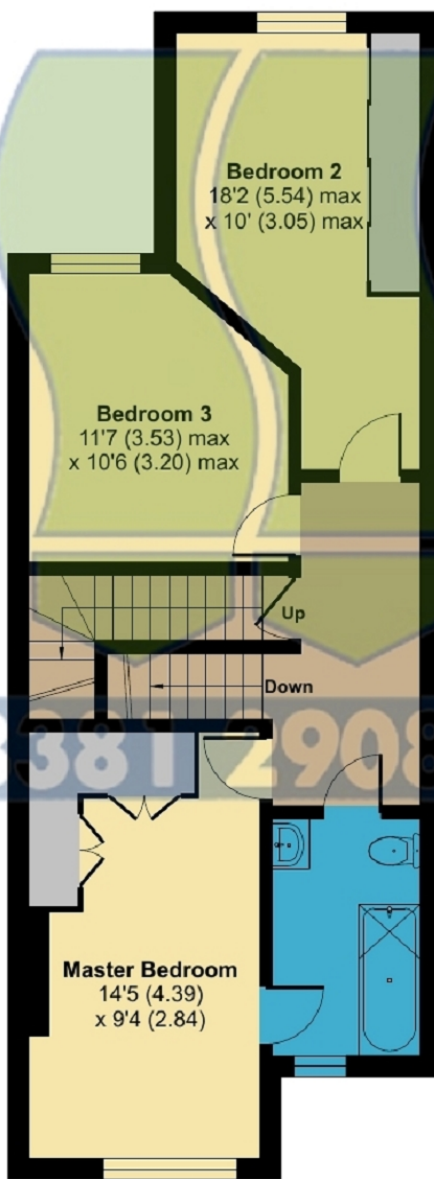
Ashcombe Gardens, Edgware, HA8 8HR

Approximate Area = 1518 sq ft / 141 sq m

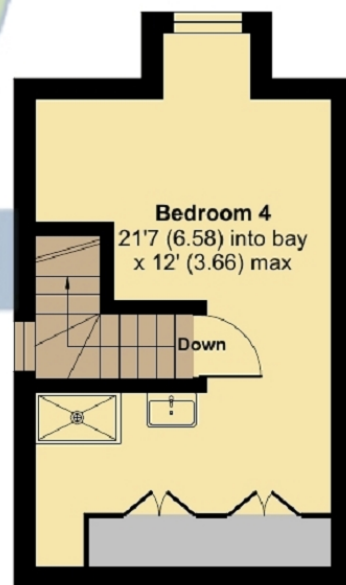
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

