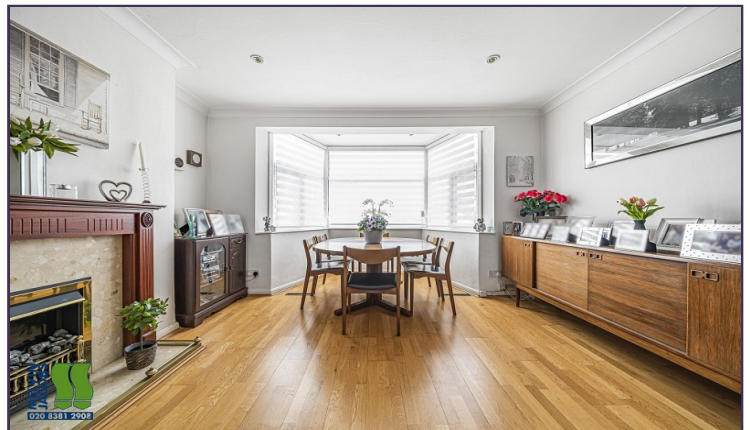


Whitchurch Gardens, Edgware, HA8 6PG



- 3/4 Bedrooms
- Family Bathroom
- Separate WC
- Lounge/Dining Room
- Family Room
- Kitchen
- TV Room
- Utility Room
- Garden
- Driveway
- Off Street Parking

Offers In Excess Of
£775,000
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

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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/Dining Room (24' 07" x 13' 0") or (7.49m x 3.96m)

Family Room (18' 06" x 11' 01") or (5.64m x 3.38m)

Kitchen (9' 03" x 8' 09") or (2.82m x 2.67m)

TV Room (18' 02" x 11' 01") or (5.54m x 3.38m)

Utility Room

Office/Bedroom 4 (15' 01" x 8' 03") or (4.60m x 2.51m)

First Floor

Bedroom 1 (16' 03" x 13' 02") or (4.95m x 4.01m)

Bedroom 2 (12' 04" x 11' 08") or (3.76m x 3.56m)

Bedroom 3 (9' 08" x 8' 0") or (2.95m x 2.44m)

Family Bathroom

Separate WC

GARDEN (79' 08" x 31' 05") or (24.28m x 9.58m)

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

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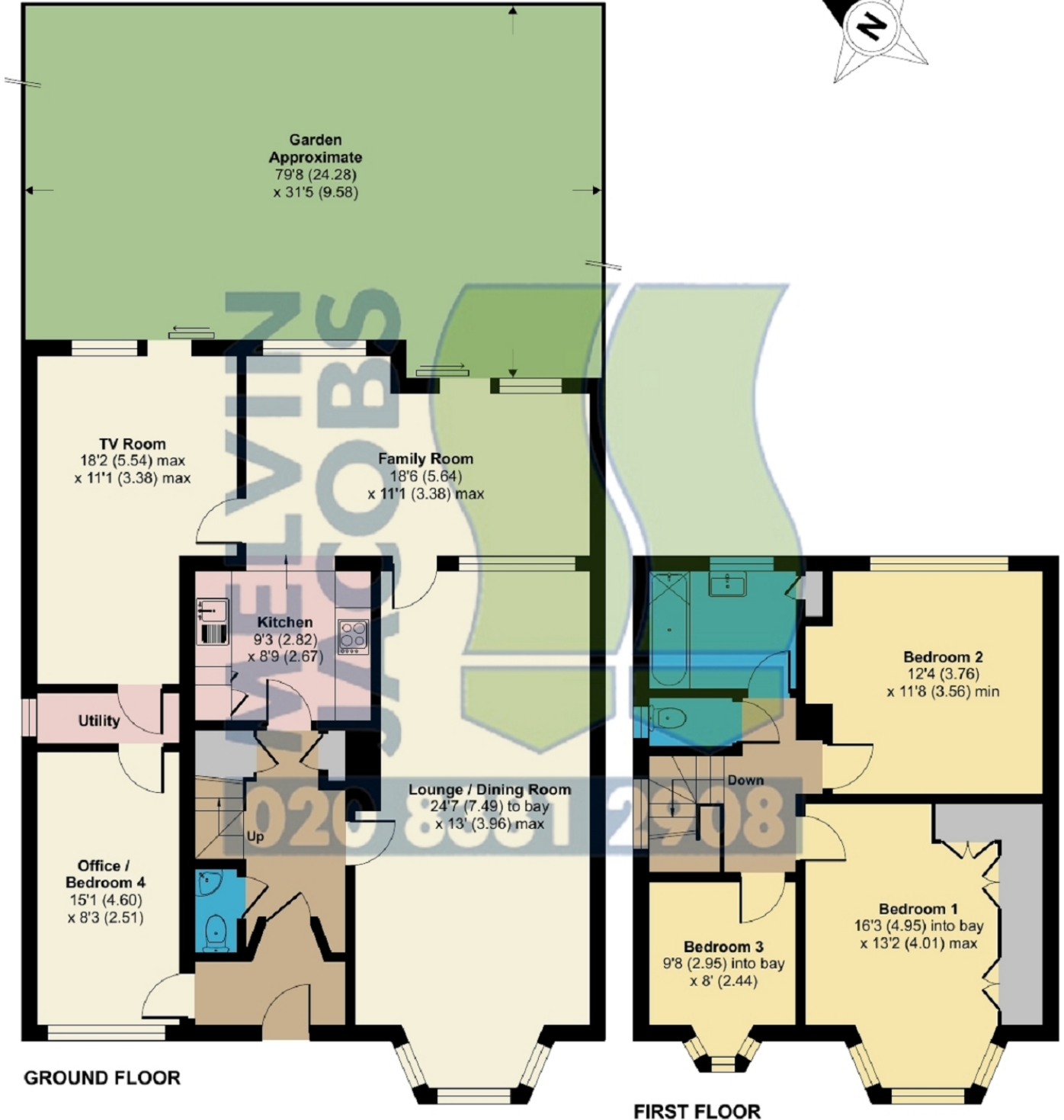
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Whitchurch Gardens, Edgware, HA8 6PG

Approximate Area = 1705 sq ft / 158.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Melvin Jacobs Estate Agents. REF: 978430