

Elm Park, Stanmore, HA7 4AU



MELVIN JACOBS
020 8381 2908



- 4 Bedrooms
- Family Bathroom
- Lounge
- Dining Room
- Kitchen
- Guest Cloakroom
- Garden
- Garage
- Driveway
- Scope to Extend STPP
- Chain Free!

£880,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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**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 (16' 10" x 13' 06") or (5.13m x 4.11m)

Dining Room (14' 05" x 10' 11") or (4.39m x 3.33m)

Kitchen (10' 07" x 8' 07") or (3.23m x 2.62m)

First Floor

Bedroom 1 (16' 08" x 11' 05") or (5.08m x 3.48m)

Bedroom 2 (14' 03" x 11' 0") or (4.34m x 3.35m)

Bedroom 3 (10' 10" x 8' 08") or (3.30m x 2.64m)

Family Bathroom

Second Floor

Bedroom 4 (20' 0" x 15' 03") or (6.10m x 4.65m)

Eaves Storage (21' 0" x 5' 07") or (6.40m x 1.70m)

GARDEN (122' 0" x 29' 11") or (37.19m x 9.12m)

Storage (4' 07" x 4' 0") or (1.40m x 1.22m)

Garage (10' 0" x 8' 02") or (3.05m x 2.49m)

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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.

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Approximate Area = 1513 sq ft / 140.5 sq m (includes garage)

Limited Use Area(s) = 115 sq ft / 10.6 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1646 sq ft / 152.9 sq m

For identification only - Not to scale



Denotes restricted head height

