



- · 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









# MELVIN JACOBS







#### **Entrance Hall**

#### **Guest Cloakroom**

#### Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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

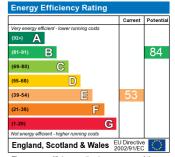
**Council Tax** 

Council tax band: F

#### **Melvin Jacobs Estate Agents**

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

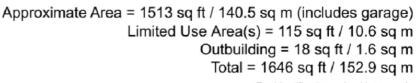
e: info@melvinjacobs.com



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.



### Elm Park, Stanmore, HA7 4AU



For identification only - Not to scale



