

Priory Field Drive Edgware HA8 9PT



MELVIN JACOBS  
020 8381 2908



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- 4 Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Office/TV Room
- Ensuite Shower Room
- Family Bathroom
- Guest WC
- Garden
- Driveway
- Off Street Parking

**£899,999**  
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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020 2381 2518

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**

**Dining Room (15' 07" x 13' 08" ) or (4.75m x 4.17m)**

**Lounge (17' 04" x 15' 09" ) or (5.28m x 4.80m)**

With access to:-

**Utility/Store Room (8' 11" x 7' 02" ) or (2.72m x 2.18m)**

**Kitchen/Breakfast Room (13' 09" x 9' 06" ) or (4.19m x 2.90m)**

**Office/TV Room (10' 05" x 6' 03" ) or (3.18m x 1.91m)**

**First Floor**

**Bedroom 1 (13' 03" x 11' 04" ) or (4.04m x 3.45m)**

**Ensuite Shower Room**

**Bedroom 2 (11' 11" x 11' 11" ) or (3.63m x 3.63m)**

**Bedroom 3 (9' 09" x 8' 11" ) or (2.97m x 2.72m)**

**Bedroom 4 (10' 07" x 6' 02" ) or (3.23m x 1.88m)**

**Family Bathroom**

**Garden (71' 07" x 41' 01" ) or (21.82m x 12.52m)**

**Driveway**

**Off Street Parking**

**Tenure**

We are informed that the tenure is Freehold

**Council Tax**

Council tax band: G

**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](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

# Priory Field Drive, Edgware, HA8 9PT

Approximate Area = 1579 sq ft / 146.6 sq m

For identification only - Not to scale

