

Marlborough Avenue, Edgware, London. HA8 8UH



- 3/4 Bedroom
- Through Living room/Dining Room
- Modern Kitchen
- Close to primary Schools
- Potential to Extend sstp
- Freehold
- Large Garden
- Shared Driveway
- Detached
- View Now

£635,000
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

WC

Living Room (15' 07" x 12' 0") or (4.75m x 3.66m)

Dining Room (14' 09" x 11' 0") or (4.50m x 3.35m)

Kitchen (8' 03" x 8' 01") or (2.51m x 2.46m)

Office (8' 06" x 7' 0") or (2.59m x 2.13m)

STAIRS TO FIRST FLOOR

Bedroom 1 (14' 09" x 11' 0") or (4.50m x 3.35m)

Bedroom 2 (15' 07" x 10' 08") or (4.75m x 3.25m)

Loft Room (14' 02" x 8' 01") or (4.32m x 2.46m)

Family Bathroom (8' 03" x 8' 01") or (2.51m x 2.46m)

GARDEN

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: E


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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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.