

Meadfield, Edgware, Greater London. HA8 8XW



- 4 Bedrooms
- Shower room / WC
- Family Bathroom
- 2 Reception rooms
- Kitchen
- Front Access to Garden
- Garden Outhouse
- Garden
- Parking
- View now!

Offers Over  
**£550,000**  
Subject To Contract



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

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

Lounge (14' 02" x 12' 10" ) or (4.32m x 3.91m)

Kitchen (21' 04" x 8' 06" ) or (6.50m x 2.59m)

Conservatory (9' 06" x 7' 03" ) or (2.90m x 2.21m)

## STAIRS TO FIRST FLOOR

### Family Bathroom

Bedroom 1 (13' 04" x 7' 11" ) or (4.06m x 2.41m)

Bedroom 2 (11' 06" x 10' 06" ) or (3.51m x 3.20m)

Bedroom 3 (11' 05" x 11' 05" ) or (3.48m x 3.48m)

Bedroom 4 (8' 05" x 7' 09" ) or (2.57m x 2.36m)

Studio (15' 01" x 9' 09" ) or (4.60m x 2.97m)

GARDEN (44' 02" x 23' 10" ) or (13.46m x 7.26m)

Storage (9' 09" x 5' 03" ) or (2.97m x 1.60m)

### Outside WC

### Shared Driveway

### Tenure

We are informed that the tenure is Freehold

### Council Tax

Council tax band: D


### Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(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 = 1129 sq ft / 104.8 sq m

Studio = 233 sq ft / 21.6 sq m

Total = 1362 sq ft / 126.5 sq m

For identification only - Not to scale

