

Whitchurch Lane, Edgware, HA8 6QT



- 3 Bedrooms
- Downstairs Bathroom
- Family Shower Room
- Guest WC
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Room
- Gardens
- 2 Garages
- Driveway
- Off Street Parking

**£765,000**  
**Subject To Contract**



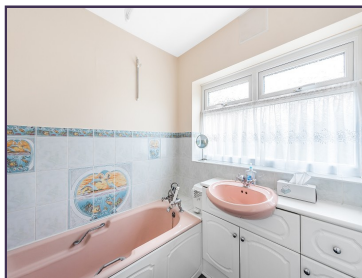
**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

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These particulars are prepared with all due care attention for 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

Viewing

Lounge/Dining Room (27' 11" x 12' 03" ) or (8.51m x 3.73m)

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Family Room (17' 09" x 09' 04" ) or (5.41m x 2.84m)

Kitchen/Breakfast Room (19' 01" x 09' 08" ) or (5.82m x 2.95m)

Family Bathroom

Guest Cloakroom

First Floor

Bedroom 1 (16' 07" x 12' 03" ) or (5.05m x 3.73m)

Bedroom 2 (13' 03" x 11' 01" ) or (4.04m x 3.38m)

Bedroom 3 (08' 10" x 08' 02" ) or (2.69m x 2.49m)

Family Shower Room

Separate WC

Storage Room

GARDEN (73' 02" x 34' 00" ) or (22.30m x 10.36m)

Front Garden (13' 01" x 10' 04" ) or (3.99m x 3.15m)

Garage (18' 05" x 09' 00" ) or (5.61m x 2.74m)

Garage at Rear (16' 09" x 08' 05" ) or (5.11m x 2.57m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
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.

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Approximate Area = 1855 sq ft / 172 sq m (includes garage)

Limited Use Area(s) = 29 sq ft / 3 sq m

Total = 1884 sq ft / 175 sq m

For identification only - Not to scale

