

Heather Walk, Edgware, HA8 9TS



- 4 Bedrooms
- 2 Bathrooms (one ensuite)
- Lounge
- Dining Room
- TV Room
- Conservatory
- Kitchen
- Massive Garden with Pool
- Garage and Off Street Parking
- Potential to Extend STPP
- Large Plot

£1,325,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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Entrance Hall

Guest Cloakroom

Lounge (13' 11" x 13' 0") or (4.24m x 3.96m)

Dining Room (18' 01" x 13' 0") or (5.51m x 3.96m)

TV Room (10' 05" x 9' 02") or (3.18m x 2.79m)

Conservatory (20' 10" x 9' 10") or (6.35m x 3.00m)

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

First Floor

Bedroom 1 (15' 0" x 13' 0") or (4.57m x 3.96m)

Ensuite Bathroom (10' 11" x 9' 09") or (3.33m x 2.97m)

Bedroom 2 (14' 11" x 11' 0") or (4.55m x 3.35m)

Bedroom 3 (13' 01" x 9' 11") or (3.99m x 3.02m)

Bedroom 4 (9' 09" x 7' 0") or (2.97m x 2.13m)

Family Bathroom

Separate WC

GARDEN (89' 11" x 42' 11") or (27.41m x 13.08m)

Pool

Additional Garden (82' 0" x 77' 01") or (24.99m x 23.50m)

Extended garden behind number 9 and 11 Heather Walk

Garage (15' 03" x 9' 08") or (4.65m x 2.95m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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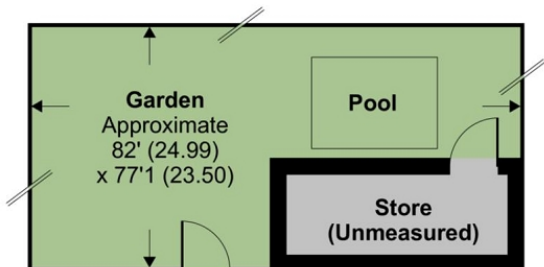
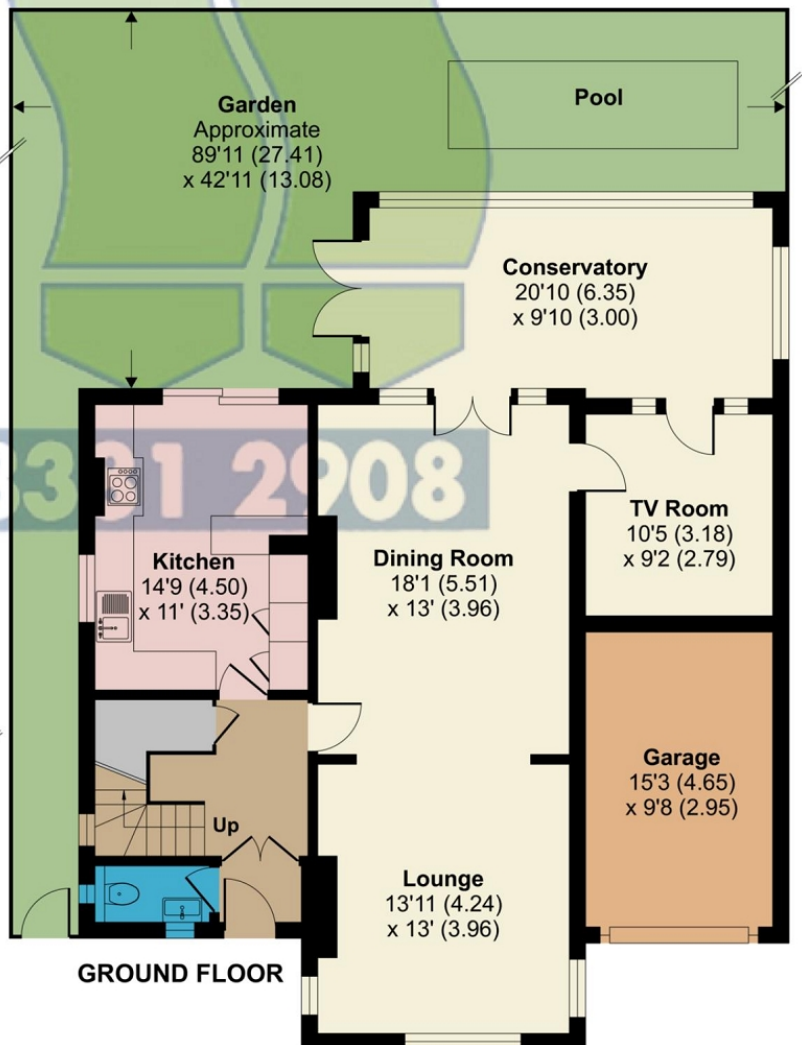
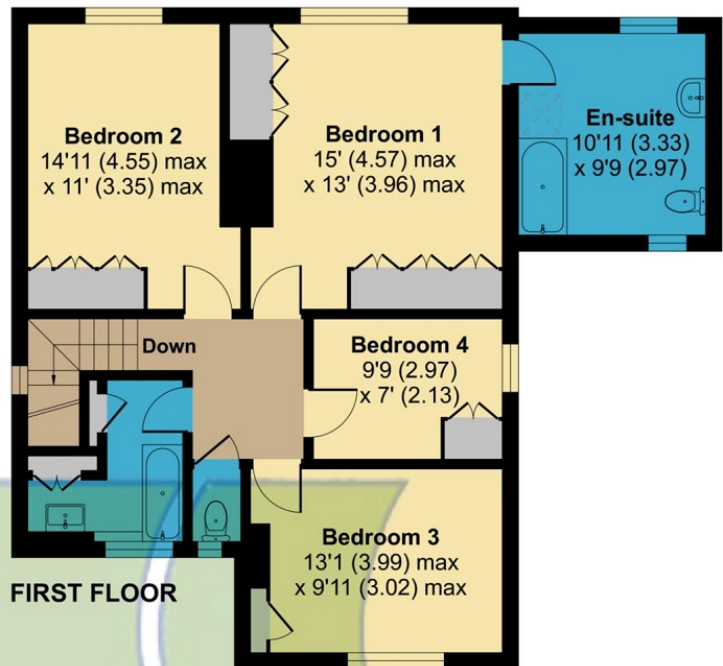
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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 = 2043 sq ft / 189.8 sq m (includes garage & exclude store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2021. Produced for Melvin Jacobs Estate Agents. REF: 796438