

Fairfield Avenue, Edgware, Greater London. HA8 9AQ



- 5 Bedrooms
- 2 Bathrooms
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Guest WC
- Garden
- Driveway
- Garage

Offers In Excess Of  
**£765,000**  
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](http://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 Hall

## Guest Cloakroom

Lounge (16' 03" x 15' 0") or (4.95m x 4.57m)

Dining Room (15' 06" x 11' 10") or (4.72m x 3.61m)

Kitchen (17' 0" x 8' 05") or (5.18m x 2.57m)

Conservatory (13' 01" x 7' 02") or (3.99m x 2.18m)

## First Floor

Bedroom 1 (15' 06" x 11' 10") or (4.72m x 3.61m)

Bedroom 2 (14' 07" x 11' 10") or (4.45m x 3.61m)

Bedroom 3 (10' 06" x 7' 09") or (3.20m x 2.36m)

Bedroom 4 (8' 02" x 8' 02") or (2.49m x 2.49m)

## Family Shower Room

## Second Floor

Bedroom 5 (10' 0" x 9' 0") or (3.05m x 2.74m)

## Bathroom

## Eaves Storage

GARDEN (60' 10" x 32' 0") or (18.54m x 9.75m)

Shed (8' 05" x 3' 09") or (2.57m x 1.14m)

Garage (17' 0" x 8' 05") or (5.18m x 2.57m)

## Driveway

## Off Street Parking

## 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

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Edgware,  
Middlesex,  
HA8 7LY

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

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	58	
(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.

# Fairfield Avenue, Edgware, HA8 9AQ

Approximate Area = 1778 sq ft / 165.1 sq m (includes garage)

Limited Use Area(s) = 138 sq ft / 12.8 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 1978 sq ft / 183.6 sq m

For identification only - Not to scale



Denotes restricted head height

