

Cheyneys Avenue, Edgware, London. HA8 6SD

020 8381 2908



- 3 Bedrooms
- Family Bathroom/Separate WC
- Guest Cloakroom
- Lounge
- Dining Room
- Kitchen
- Breakfast Room
- TV Room
- Garden
- Driveway and Off Street Parking

£699,999
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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 (14' 11" x 11' 03") or (4.55m x 3.43m)

Dining Room (15' 07" x 10' 09") or (4.75m x 3.28m)

Conservatory (12' 02" x 12' 0") or (3.71m x 3.66m)

Kitchen (15' 09" x 6' 11") or (4.80m x 2.11m)

Breakfast Room (9' 11" x 7' 06") or (3.02m x 2.29m)

TV Room (11' 05" x 6' 08") or (3.48m x 2.03m)

First Floor

Bedroom 1 (15' 07" x 10' 08") or (4.75m x 3.25m)

Bedroom 2 (14' 04" x 10' 10") or (4.37m x 3.30m)

Bedroom 3 (8' 08" x 7' 06") or (2.64m x 2.29m)

Family Bathroom

Separate WC

GARDEN (50' 04" x 28' 02") or (15.34m x 8.59m)

Driveway

Off Street Parking

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

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		
(69-80)	C		74
(55-68)	D		
(39-54)	E	53	
(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 = 1435 sq ft / 133.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Melvin Jacobs Estate Agents. REF: 995218