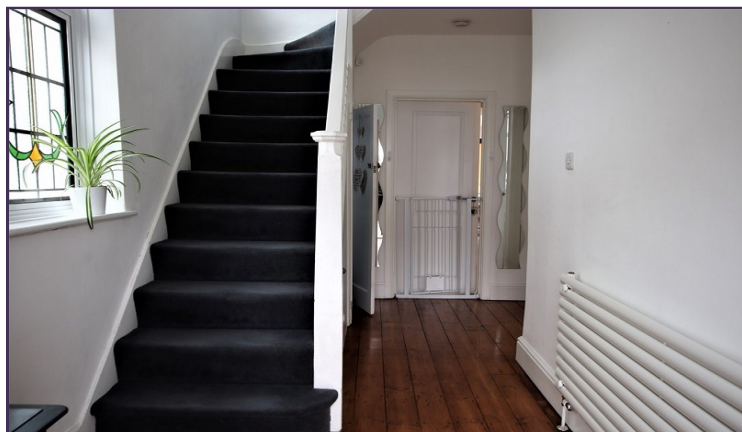


Brook Avenue, Edgware, London. HA8 9XF



- Four bedrooms
- Large Fitted Kitchen and diner
- Two Bathrooms + Guest WC
- Extended semi detached house
- Fitted Utility Room
- Charging point for electric vehicles
- Luxury Garden Room
- Off street parking
- Chain Free
- Viewing is a must!

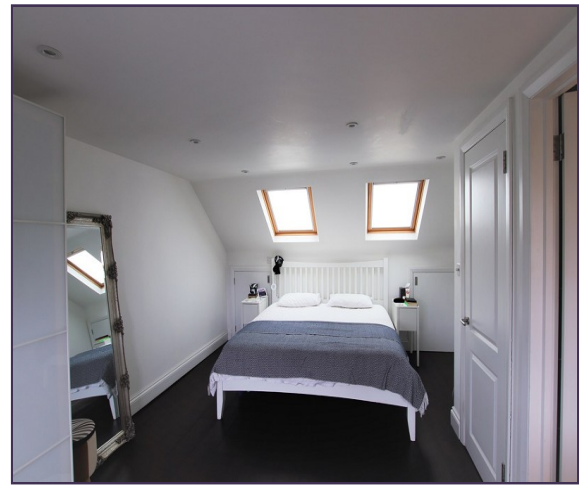
£799,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com





**MELVIN
JACOBS**



Entrance

Hallway

Living Room (16' 08" x 12' 05") or (5.08m x 3.78m)

Utility Room (10' 06" x 5' 0") or (3.20m x 1.52m)

Guest Cloakroom

Kitchen/Diner (21' 09" x 19' 01") or (6.63m x 5.82m)

STAIRS TO FIRST FLOOR

Family Bathroom

Bedroom 2 (15' 02" x 12' 03") or (4.62m x 3.73m)

Bedroom 3 (14' 07" x 11' 04") or (4.45m x 3.45m)

Bedroom 4 (9' 07" x 7' 05") or (2.92m x 2.26m)

STAIRS TO SECOND FLOOR

Bedroom 1 (18' 11" x 13' 08") or (5.77m x 4.17m)

Eaves Storage

En Suite

Garden room

GARDEN (31' 0" x 22' 01") or (9.45m x 6.73m)

Tenure

We are informed that the tenure is Freehold

Council Tax

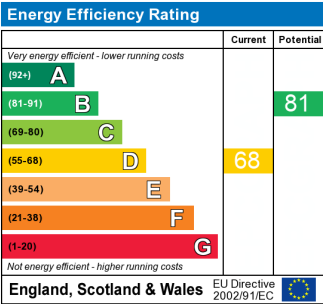
Council tax band: E

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

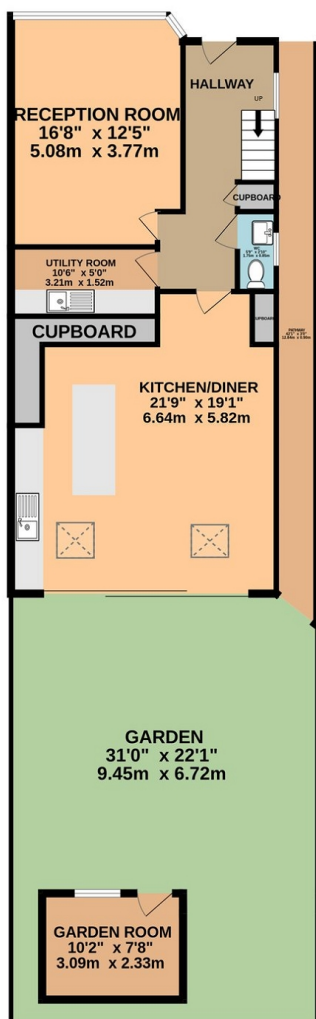
Melvin Jacobs Estate Agents
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

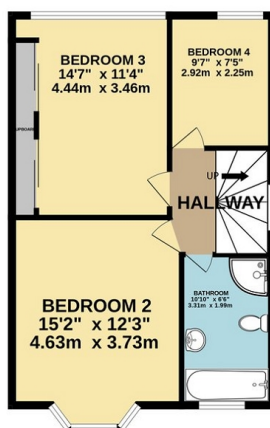


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

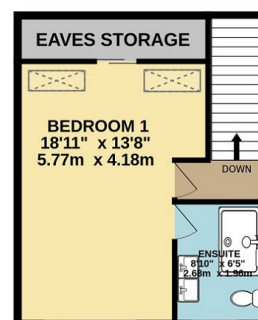
GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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