

Ashcombe Gardens, Edgware, London. HA8 8HR



- Larger than Average 3 Bedroom
- 2 separate reception rooms
- Bathroom
- Guest Cloakroom
- Kitchen
- Traditional Features
- Garden
- Quiet Road
- Off street parking
- Chain Free

£659,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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

Living Room (15' 06" x 12' 11") or (4.72m x 3.94m)

Kitchen (11' 05" x 8' 02") or (3.48m x 2.49m)

Dining Room (13' 10" x 11' 09") or (4.22m x 3.58m)

STAIRS TO FIRST FLOOR

Master Bedroom (15' 06" x 12' 10") or (4.72m x 3.91m)

Bedroom 2 (13' 11" x 11' 06") or (4.24m x 3.51m)

Bedroom 3 (13' 08" x 6' 09") or (4.17m x 2.06m)

WC

GARDEN (65' 00" x 28' 0") or (19.81m x 8.53m)

Bathroom (8' 0" x 6' 10") or (2.44m x 2.08m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: F


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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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		85
(69-80)	C		
(55-68)	D	64	
(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.

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Approximate Area = 1261 sq ft / 117.1 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1341 sq ft / 124.5 sq m

For identification only - Not to scale

