

Highview Avenue, Edgware, Greater London. HA8 9TX



- 3 Good sized bedrooms
- 2 WC
- Family Bathroom
- Fitted Kitchen
- Breakfast Room
- Garage
- Off street parking for 2 cars
- Garden
- Must View!!

Offers In Excess Of
£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

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020 8381 2908



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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

WC

Living Room (14' 02" x 12' 04") or (4.32m x 3.76m)

Dining Area (52' 7" x 39' 6") or (16.04m x 12.04m)

Kitchen/Breakfast Room (23' 01" x 11' 0") or (7.04m x 3.35m)

STAIRS TO FIRST FLOOR

Bedroom 1 (52' 10" x 39' 6") or (16.11m x 12.05m)

Bedroom 2 (13' 07" x 12' 05") or (4.14m x 3.78m)

Bedroom 3 (11' 01" x 11' 0") or (3.38m x 3.35m)

Family Bathroom

WC

GARDEN (86' 05" x 32' 10") or (26.34m x 10.01m)

Garage (16' 0" x 7' 06") or (4.88m x 2.29m)

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

e: info@melvinjacobs.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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 = 1493 sq ft / 138.7 sq m

Garage = 119 sq ft / 11.1 sq m

Total = 1612 sq ft / 149.8 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: 1058443