

Glengall Road, Edgware, London. HA8 8ST



- Extended 3 Bedroom House
- 2 separate Reception rooms
- Fitted Kitchen with Breakfast room
- Bathroom
- Halls Adjoining semi detached house
- Private Garden
- Situated on the ever-popular Broadfields Estate
- Own Drive with Garage
- Corner plot to extend

£749,950
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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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

Lounge (13' 07" x 11' 0") or (4.14m x 3.35m)

Breakfast Room (14' 09" x 7' 06") or (4.50m x 2.29m)

Kitchen (11' 01" x 10' 06") or (3.38m x 3.20m)

Dining Room (14' 02" x 12' 01") or (4.32m x 3.68m)

STAIRS TO FIRST FLOOR

Bedroom 2 (13' 05" x 10' 08") or (4.09m x 3.25m)

Bedroom 3 (8' 0" x 7' 05") or (2.44m x 2.26m)

Family Bathroom

Landing

Bedroom 1 (13' 0" x 11' 06") or (3.96m x 3.51m)

Stairs leading to ground floor

GARDEN (57' 09" x 34' 03") or (17.60m x 10.44m)

Garage (15' 11" x 11' 03") or (4.85m x 3.43m)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

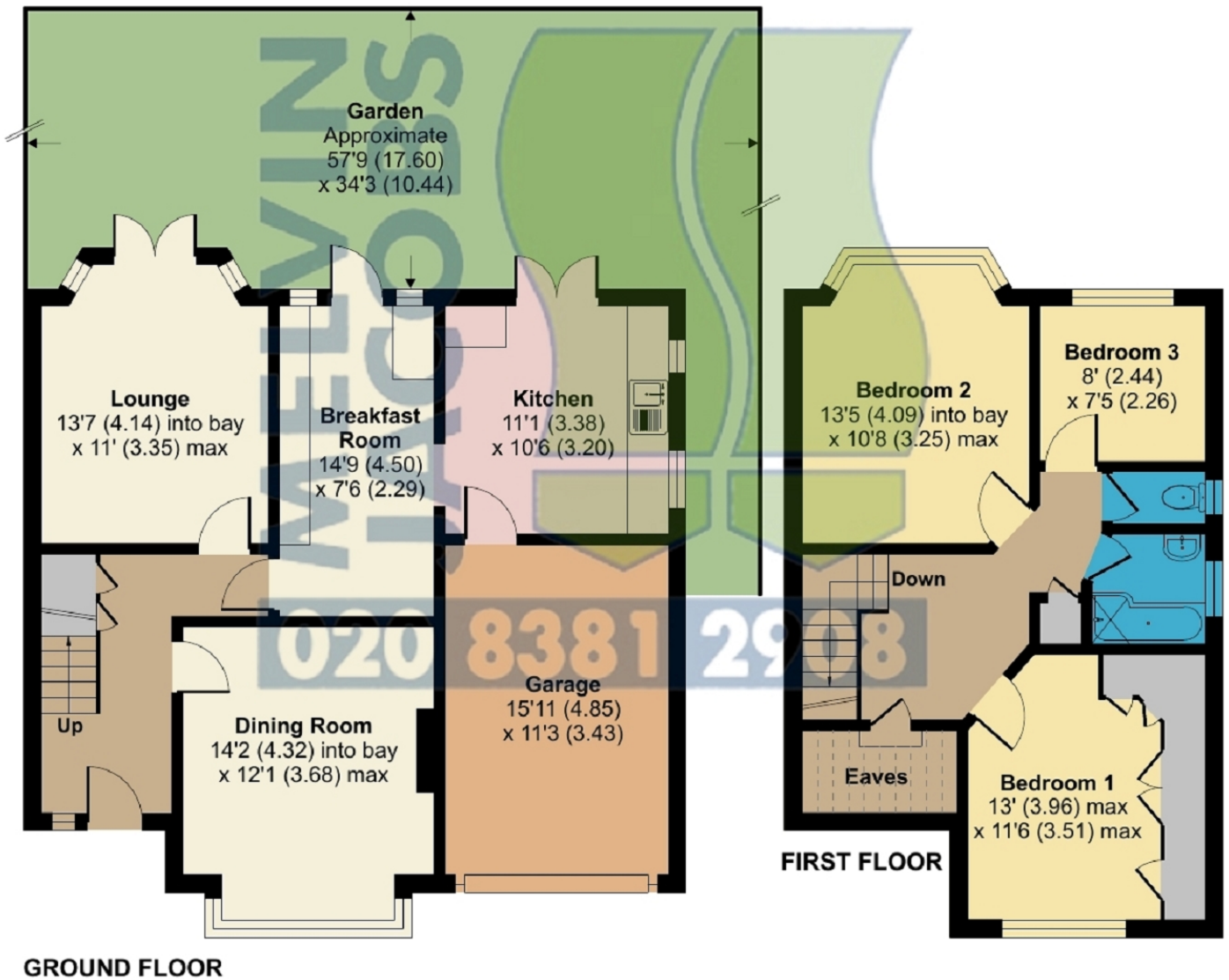
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Approximate Area = 1175 sq ft / 109.2 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Garage = 173 sq ft / 16.1 sq m
Total = 1384 sq ft / 128.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1079154