

Elmer Gardens, Edgware, Greater London. HA8 9AR



- 3 Bedrooms
- Semi Detached
- Quiet Cul de Sac
- Close to Shops and Transport Links
- Near to Schools
- No Upper Chain
- Realistically priced

£549,950
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** 
020 8381 2908



**MELVIN
JACOBS**



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.

Kitchen (13' 2" x 8' 7") or (4.01m x 2.62m)

Lounge/Dining Room (26' 5" x 43' 8") or (8.05m x 13.30m)

Bedroom 1 (13' 7" x 11' 3") or (4.14m x 3.43m)

Bedroom 2 (12' 6" x 11' 3") or (3.81m x 3.43m)

Bedroom 3 (7' 11" x 7' 2") or (2.41m x 2.18m)

Bathroom

WC

GARDEN (52' 9" x 25' 1") or (16.08m x 7.65m)

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

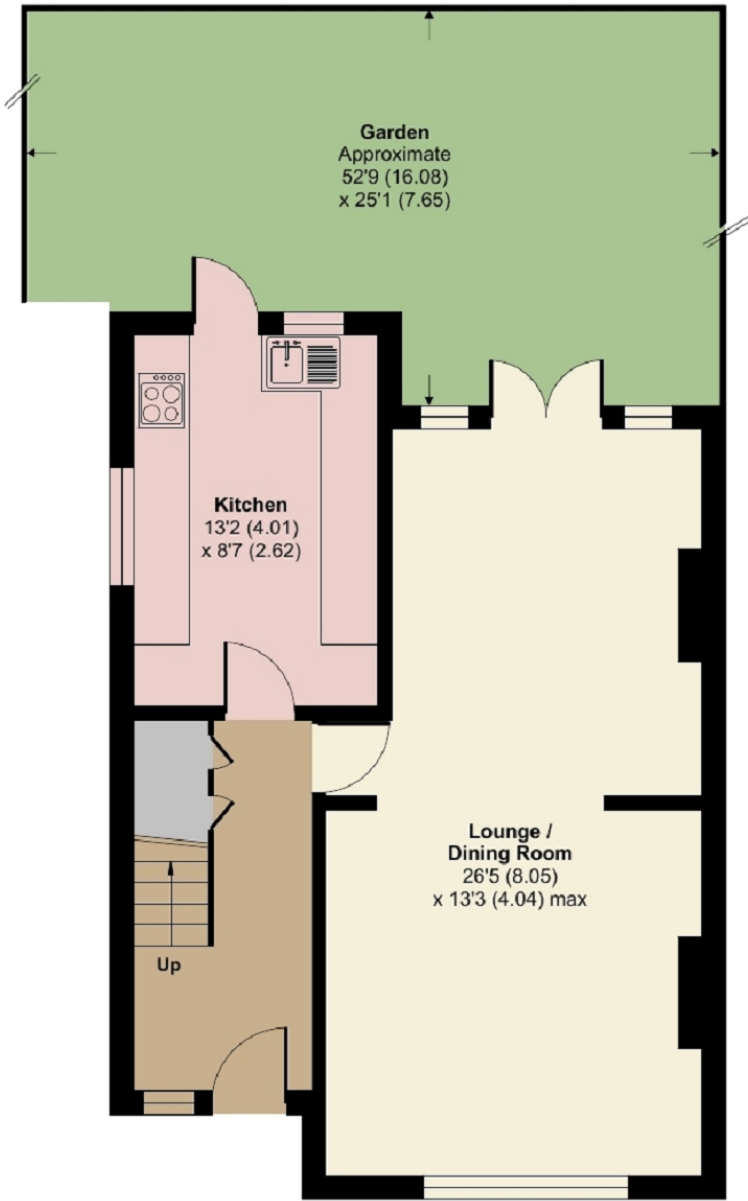
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

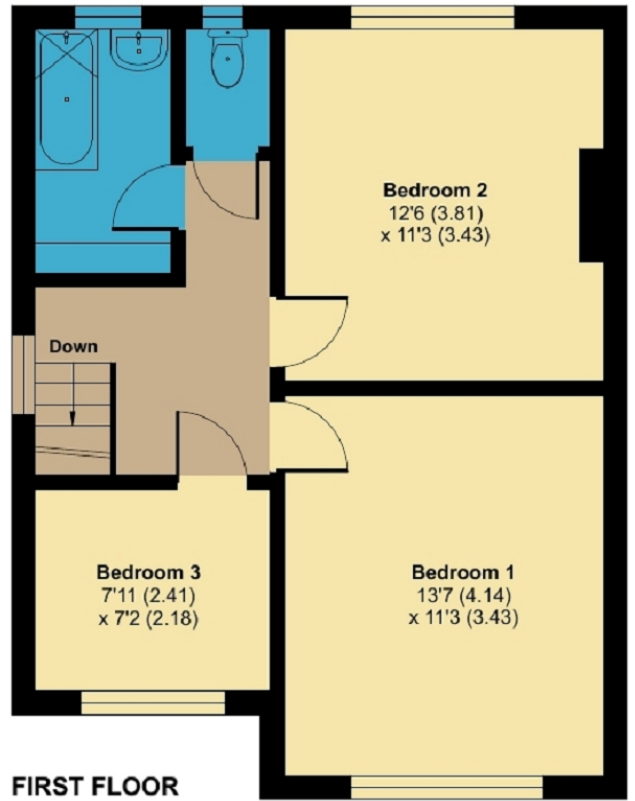
Elmer Gardens, Edgware, HA8 9AR

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

