

Meadow Gardens, Edgware, Greater London. HA8 9LQ



- 3 Bed Semi Detached
- Through Lounge
- Great Family Home
- Good Size Rear Garden
- Off Street Parking
- Close to Schools
- Close to Shops
- Potential to Extend (STPP)

£599,950
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**



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.

Lounge Area (13' 6" x 11' 10") or (4.11m x 3.61m)

Dining Area (15' 6" x 10' 6") or (4.72m x 3.20m)

Kitchen (8' 8" x 7' 1") or (2.64m x 2.16m)

Conservatory (10' 3" x 7' 6") or (3.12m x 2.29m)

Landing

Bedroom 1 (14' 1" x 10' 8") or (4.29m x 3.25m)

Bedroom 2 (13' 8" x 10' 9") or (4.17m x 3.28m)

Bedroom 3 (7' 5" x 7' 3") or (2.26m x 2.21m)

Bathroom

GARDEN (57' 3" x 27' 0") or (17.45m x 8.23m)

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 | | |
| (69-80) | C | | 75 |
| (55-68) | D | 55 | |
| (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.

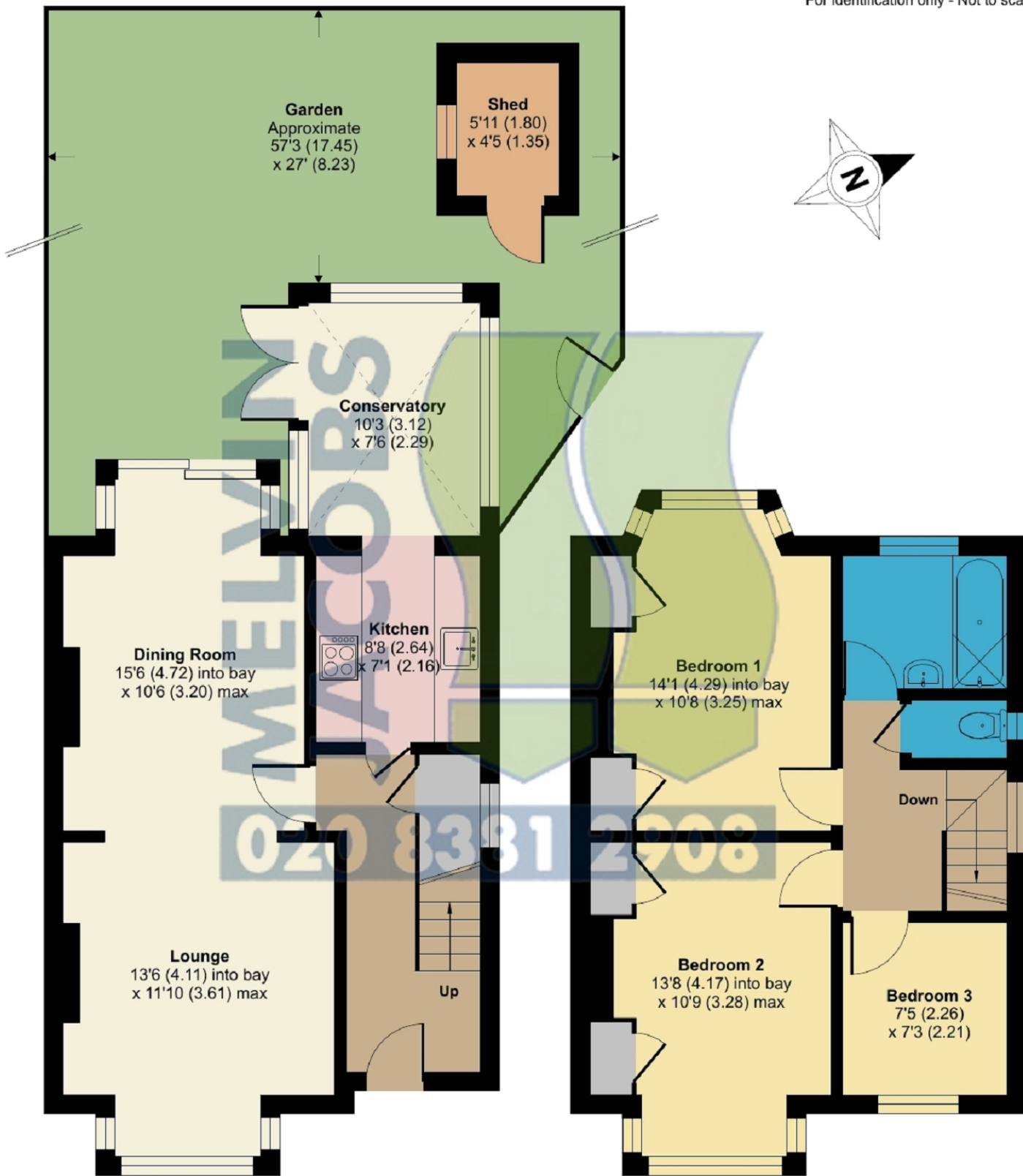
Meadow Gardens, Edgware, HA8 9LQ

Approximate Area = 996 sq ft / 92.5 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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: 1097920