

Kenilworth Road, Edgware, Greater London. HA8 8XB



- Detached Property
- 3 Bedrooms
- 1 Bathroom
- Driveway for 2-3 cars
- Excellent Location
- Close to Shops Schools and Places of Worship

**£714,950**  
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](http://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.

Lounge/Dining Area (22' 2" x 18' 0") or (6.76m x 5.49m)

Kitchen (11' 8" x 8' 5") or (3.56m x 2.57m)

Utility Room (10' 5" x 5' 3") or (3.18m x 1.60m)

Office/Nursery (15' 1" x 8' 3") or (4.60m x 2.51m)

GARDEN (39' 8" x 37' 2") or (12.09m x 11.33m)

Bedroom 1 (18' 0" x 0' 0") or (5.49m x 0.00m)

Bedroom 2 (11' 6" x 7' 11") or (3.51m x 2.41m)

Bedroom 3 (11' 7" x 9' 4") or (3.53m x 2.84m)

Bathroom

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

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

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

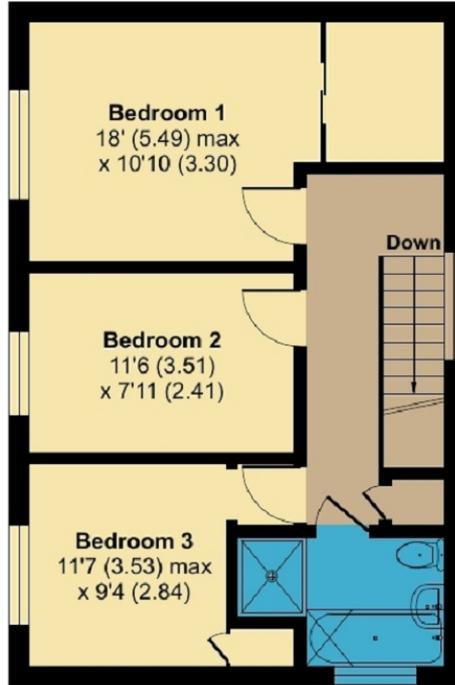
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

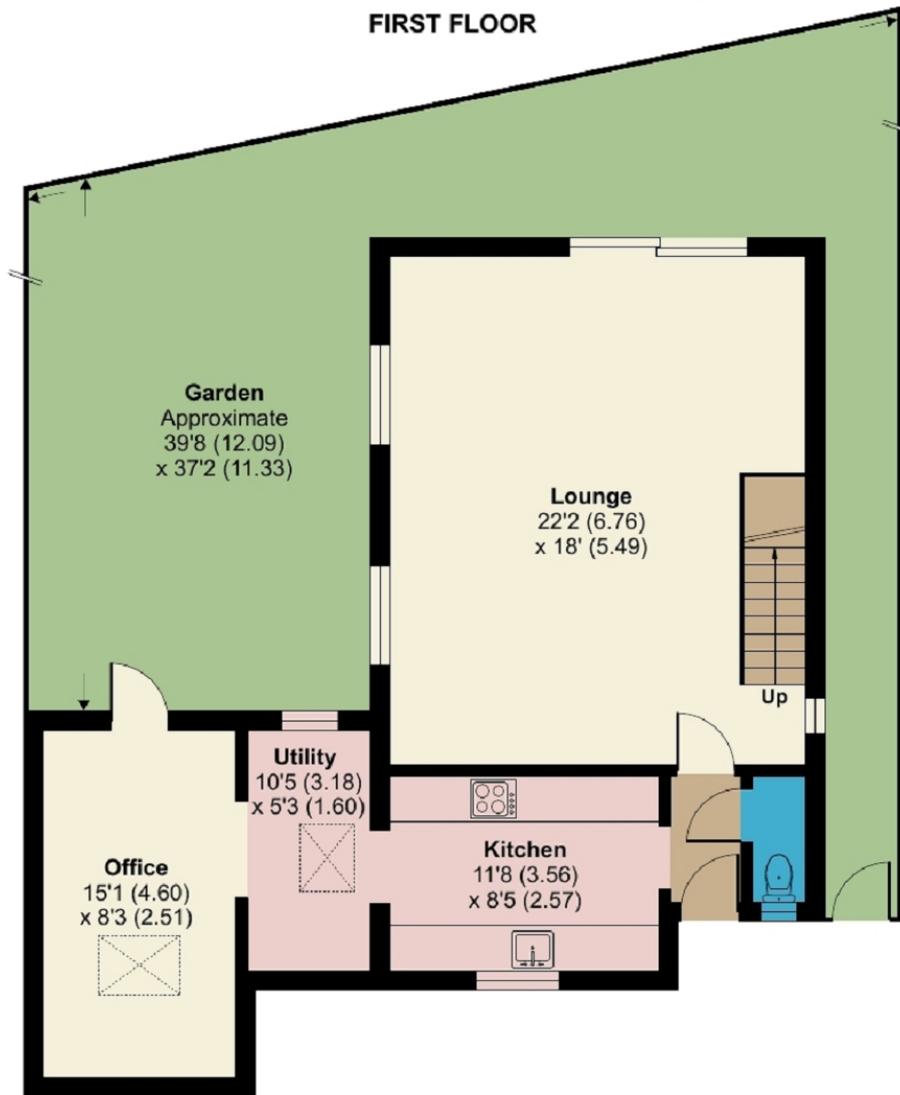
# Kenilworth Road, Edgware, HA8 8XB

Approximate Area = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1084007