

Savoy Close, Edgware, Greater London. HA8 7QF



- 4 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Extended
- Close to Edgware Underground Station
- Close to Shops
- Detached Garage
- Off Street Parking 4-5 cars
- Quiet Cul De Sac

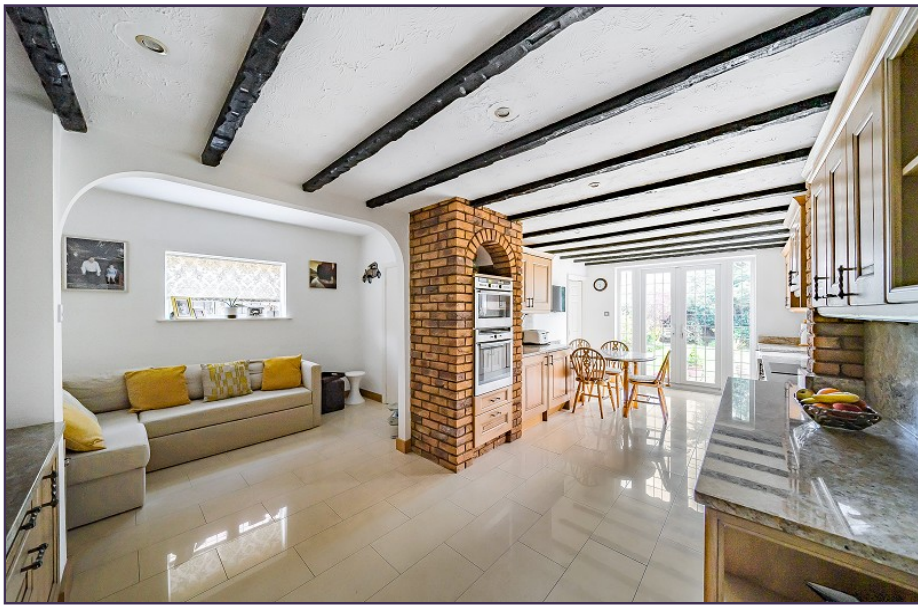
£949,950
Subject To Contract



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 Hall (14' 2" x 12' 5") or (4.31m x 3.78m)

Lounge/Dining Area (27' 0" x 13' 8") or (8.22m x 4.16m)

Kitchen/Breakfast Room/Family Room (11' 0" x 6' 8") or (3.35m x 2.04m)

Kitchen (22' 10" x 10' 2") or (6.97m x 3.10m)

Utility Room

Shower Room

Bedroom 1 (15' 2" x 11' 11") or (4.62m x 3.63m)

Bedroom 2 (13' 11" x 11' 11") or (4.23m x 3.63m)

Bedroom 3 (11' 2" x 9' 2") or (3.40m x 2.79m)

Bedroom 4 (9' 7" x 7' 8") or (2.91m x 2.34m)

Garage (17' 4" x 7' 7") or (5.29m x 2.32m)

GARDEN (50' 2" x 29' 7") or (15.29m x 9.01m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: G


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		80
(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 = 1682 sq ft / 156.2 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1809 sq ft / 167.9 sq m

For identification only - Not to scale

