

Farm Road, Edgware, Greater London. HA8 9LT



- Lounge
- Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Upstairs Bathroom
- Rear Garden
- Off Street Parking
- Garage
- Shared Drive
- No Upper Chain

**£625,000**  
**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.

## Entrance

Lounge (12' 10" x 11' 0") or (3.91m x 3.35m)

Dining Room (12' 1" x 10' 6") or (3.68m x 3.20m)

Kitchen (8' 8" x 7' 4") or (2.64m x 2.24m)

Bedroom 1 (13' 10" x 10' 9") or (4.22m x 3.28m)

Bedroom 2 (13' 1" x 10' 10") or (3.99m x 3.30m)

Bedroom 3 (9' 3" x 7' 2") or (2.82m x 2.18m)

## Landing

## Bathroom

Garage (15' 7" x 8' 6") or (4.75m x 2.59m)

GARDEN (66' 0" x 25' 4") or (20.12m x 7.72m)

## 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,  
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HA8 7LY

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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	63	
(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.

# Farm Road, Edgware, HA8 9LT

Approximate Area = 922 sq ft / 85.6 sq m

Garage = 133 sq ft / 12.3 sq m

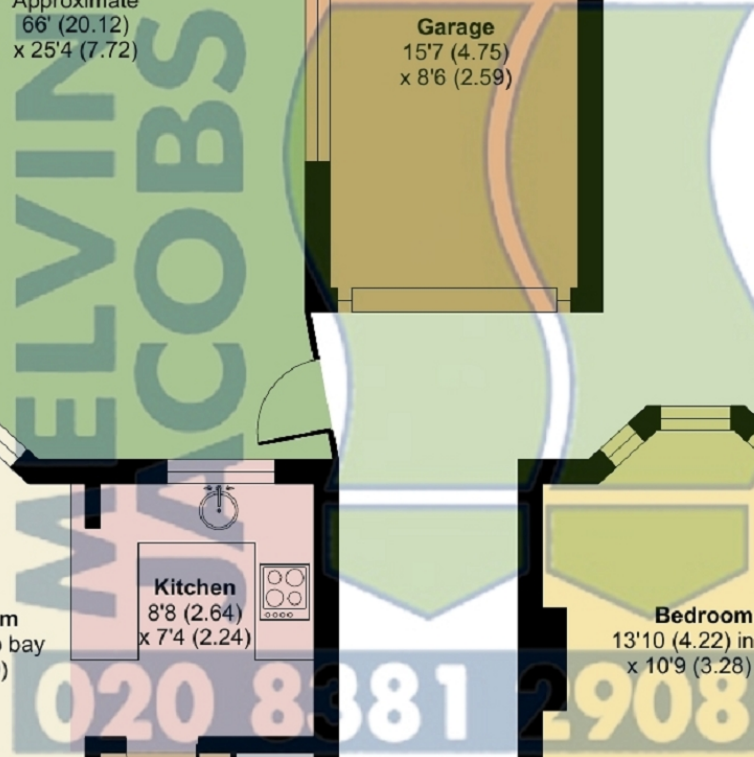
Total = 1055 sq ft / 97.9 sq m

For identification only - Not to scale



**Garden**  
Approximate  
66' (20.12)  
x 25'4" (7.72)

**Garage**  
15'7" (4.75)  
x 8'6" (2.59)



**Dining Room**  
12'1" (3.68) into bay  
x 10'6" (3.20)

**Kitchen**  
8'8" (2.64)  
x 7'4" (2.24)

**Lounge**  
12'10" (3.91) into bay  
x 11' (3.35)

**Bedroom 1**  
13'10" (4.22) into bay  
x 10'9" (3.28) max

**Bedroom 2**  
13'1" (3.99) into bay  
x 10'10" (3.30) max

**Bedroom 3**  
9'3" (2.82) into bay  
x 7'2" (2.18)

## 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: 1110452