

- Extended 3 Bedroom House
- 2 Separate Reception Rooms •
- · Fitted Kitchen with Breakfast Room
- Bathroom
- · Halls Adjoining
- Private Garden •
- Situated in ever popular • **Broadfields Estate**
- Own Drive with Garage
- · Corner plot to extend

£749,950 **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







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 contact.



## **Entrance Hall**

Dining Room (14' 2" x 12' 1") or (4.32m x 3.68m)

Lounge (13' 7" x 12' 1") or (4.14m x 3.68m)

Kitchen (11' 1" x 10' 6") or (3.38m x 3.20m)

Garage (11' 1" x 10' 6") or (3.38m x 3.20m)

Breakfast Room (14' 9" x 7' 6") or (4.50m x 2.29m)

Bedroom 1 (13' 0" x 11' 6") or (3.96m x 3.51m)

Bedroom 2 (13' 5" x 10' 8") or (4.09m x 3.25m)

Bedroom 3 (8' 0" x 7' 5") or (2.44m x 2.26m)

## Bathroom

### Tenure

We are informed that the tenure is Freehold

#### **Council Tax**

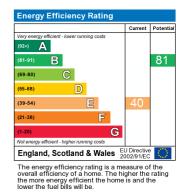
Council tax band: F

### 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





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