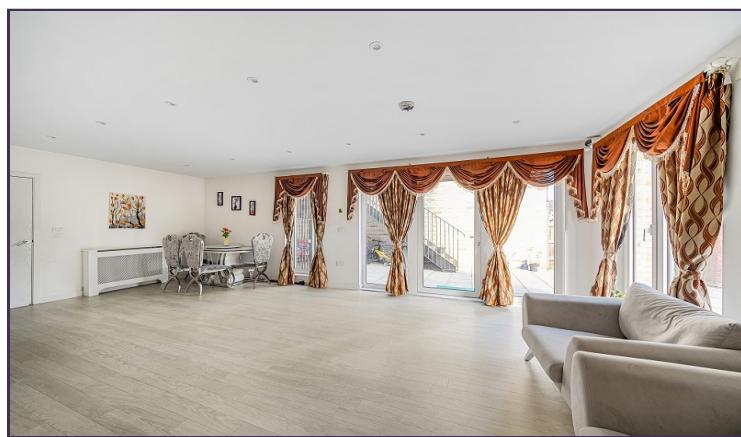




- 3 Bedroom Detached
- 2 Bathrooms (1 En Suite)
- Open Plan Kitchen
- Living Room
- Dining Room
- Balcony
- Property is covered by the NHBC Built in 2017
- Own Parking Bay
- Rear Garden

**£710,000**  
**Subject To Contract**



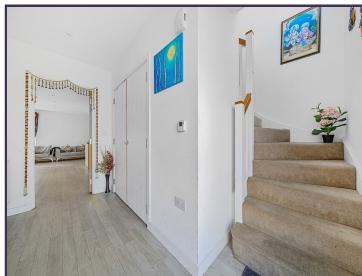
**MELVIN JACOBS ESTATE AGENTS**  
**Sales, Lettings & Block Management**

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
Tel 020 8381 2908 [www.melvinjacobs.com](http://www.melvinjacobs.com)

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020 8381 2908



**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 contact.

**Utility Area (8' 4" x 6' 3") or (2.54m x 1.91m)**

**Kitchen/Living Room (23' 0" x 18' 2") or (7.01m x 5.54m)**

**WC**

**Bedroom 1 (14' 5" x 13' 9") or (4.39m x 4.19m)**

**En Suite**

**Balcony (17' 4" x 10' 10") or (5.29m x 3.30m)**

**Bedroom 2 (14' 5" x 14' 2") or (4.39m x 4.32m)**

**Bedroom 3 (9' 7" x 7' 7") or (2.92m x 2.31m)**

**Bathroom**

**GARDEN (33' 9" x 31' 10") or (10.29m x 9.70m)**

**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

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**Melvin Jacobs Estate Agents**

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

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

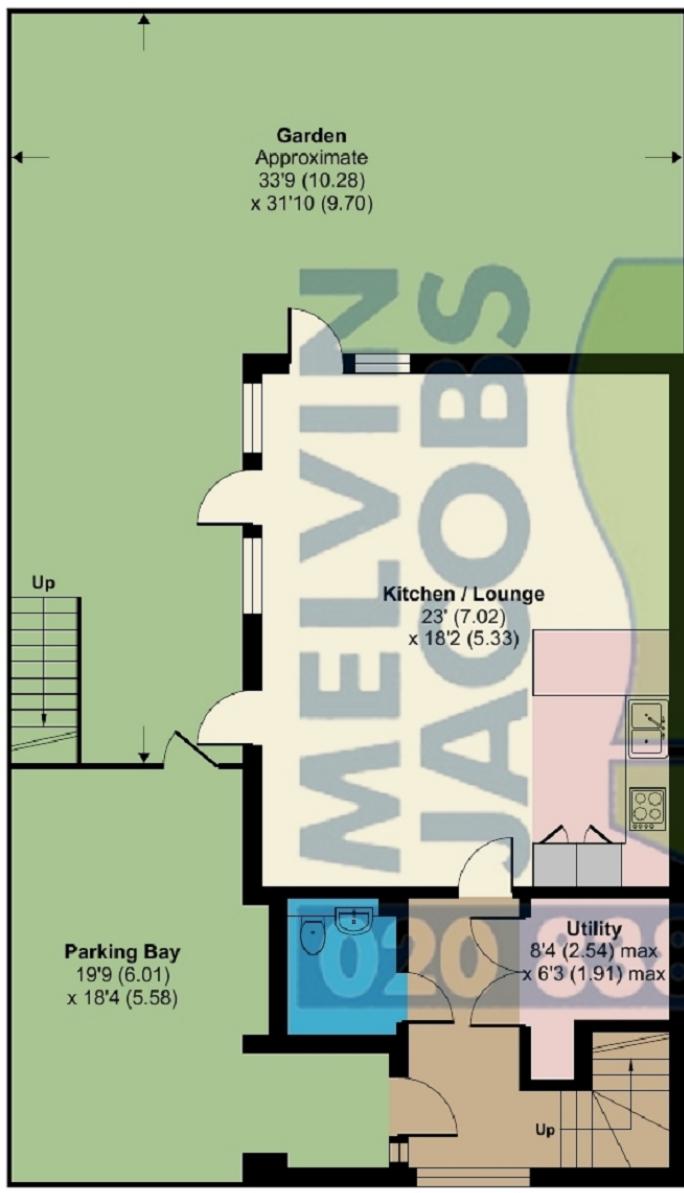
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		90
(69-80)		
C	80	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

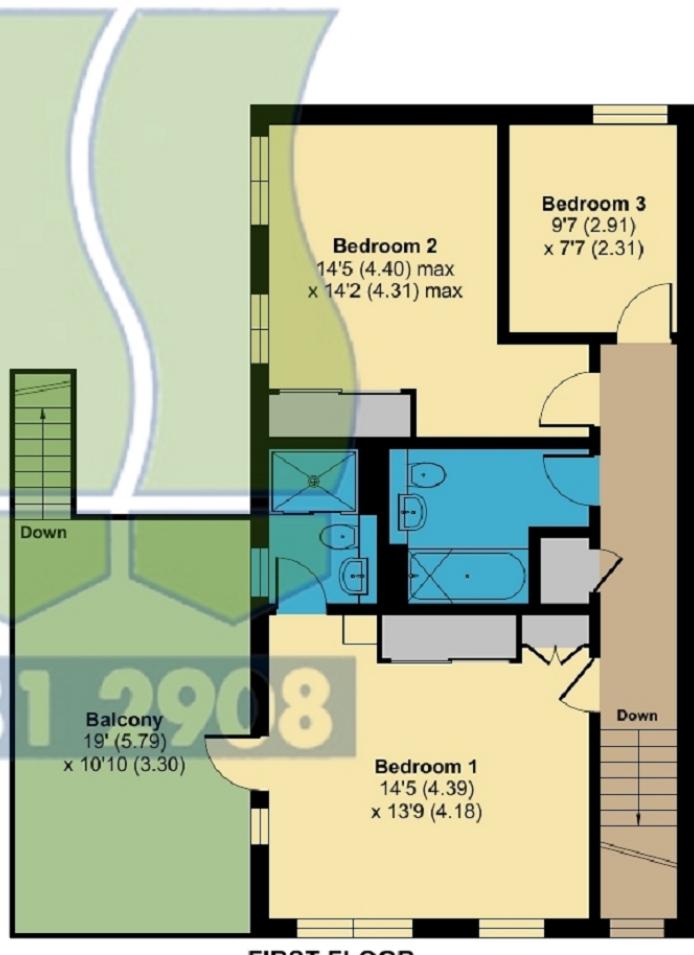
# Farnsworth Drive, Edgware, HA8 8FU

Approximate Area = 1316 sq ft / 122.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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