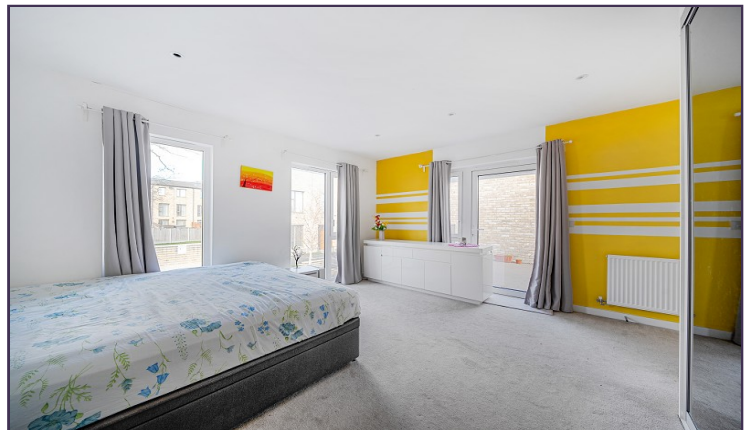


Farnsworth Drive, Edgware. HA8 8FU



- 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

£734,995
Subject To Contract



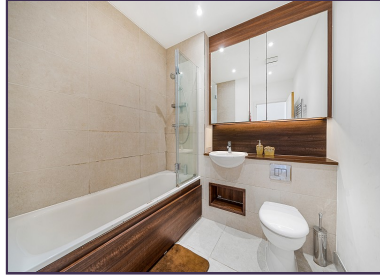
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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.

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

Melvin Jacobs Estate Agents

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

e: info@melvinjacobs.com

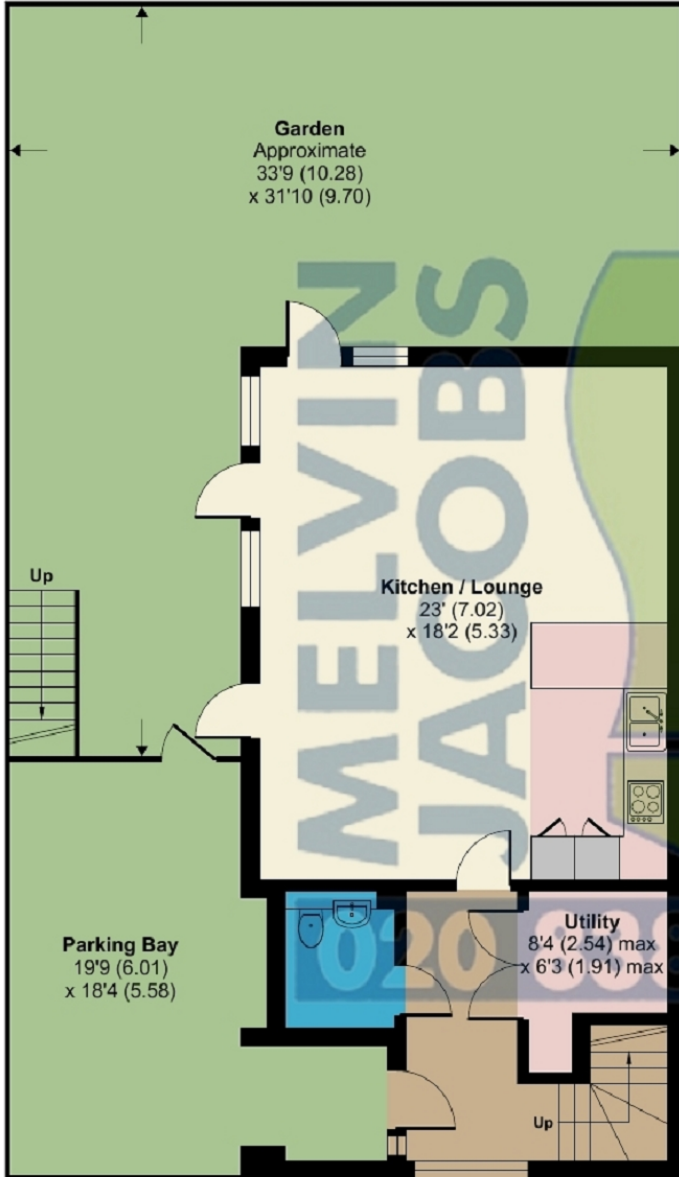
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

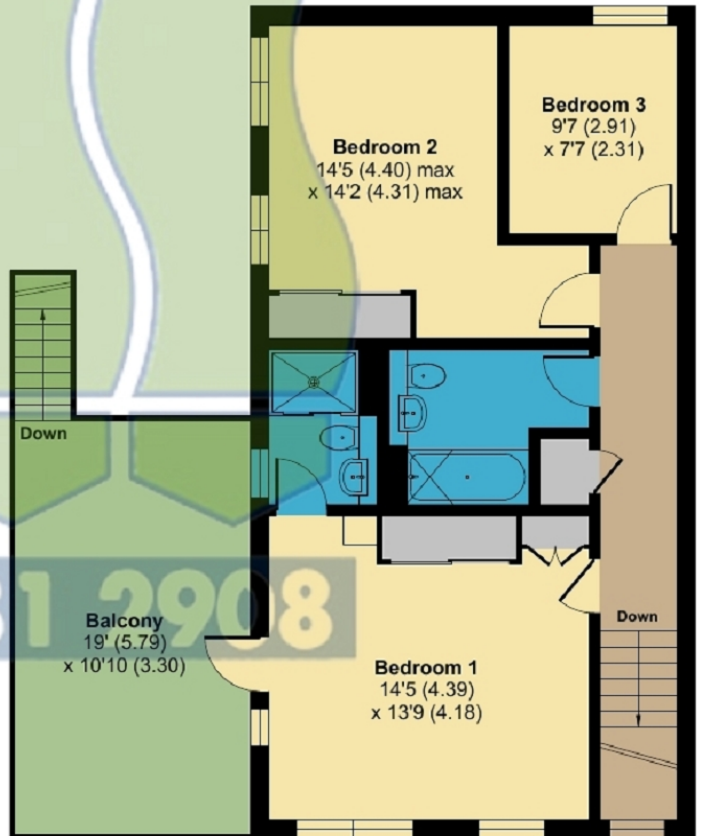
Farnsworth Drive, Edgware, HA8 8FU

Approximate Area = 1316 sq ft / 122.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1083759