

Hazel Gardens, Edgware, Greater London. HA8 8PB



- Extended 4 Bedroom Detached House
- 3 Floors
- 2 Bathrooms (1 En suite)
- 2 Separate WC's
- 3 Large Reception Rooms
- Extended at Side and Rear
- Loft Converted
- Garden
- Own Garage

£1,200,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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

WC

Lounge/Dining Area (31' 11" x 12' 3") or (9.73m x 3.73m)

Kitchen (11' 0" x 9' 0") or (3.35m x 2.74m)

Reception 3 (24' 1" x 11' 7") or (7.34m x 3.53m)

Playroom (16' 5" x 7' 7") or (5.00m x 2.31m)

Utility Room (10' 1" x 8' 6") or (3.07m x 2.59m)

Garage (10' 11" x 8' 6") or (3.33m x 2.59m)

Bedroom 2 (17' 10" x 12' 9") or (5.44m x 3.89m)

Bedroom 3 (13' 5" x 12' 4") or (4.09m x 3.76m)

Bedroom 4 (11' 1" x 9' 7") or (3.38m x 2.92m)

Bedroom 1 (14' 5" x 9' 8") or (4.39m x 2.95m)

En Suite

Dressing Room (11' 1" x 8' 7") or (3.38m x 2.62m)

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(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.

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