

Hazel Gardens, Edgware, Greater London. HA8 8PB



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

Offers in Excess  
**£1,100,000**  
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 Hall

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

Family Room (24' 1" x 11' 7") or (7.34m x 3.53m)

Play / TV Room (16' 5" x 7' 7") or (5.00m x 2.31m)

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

Utility Room (10' 1" x 7' 8") or (3.07m x 2.34m)

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

GARDEN (49' 6" x 34' 6") or (15.08m x 10.52m)

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)

## Bathroom

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

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

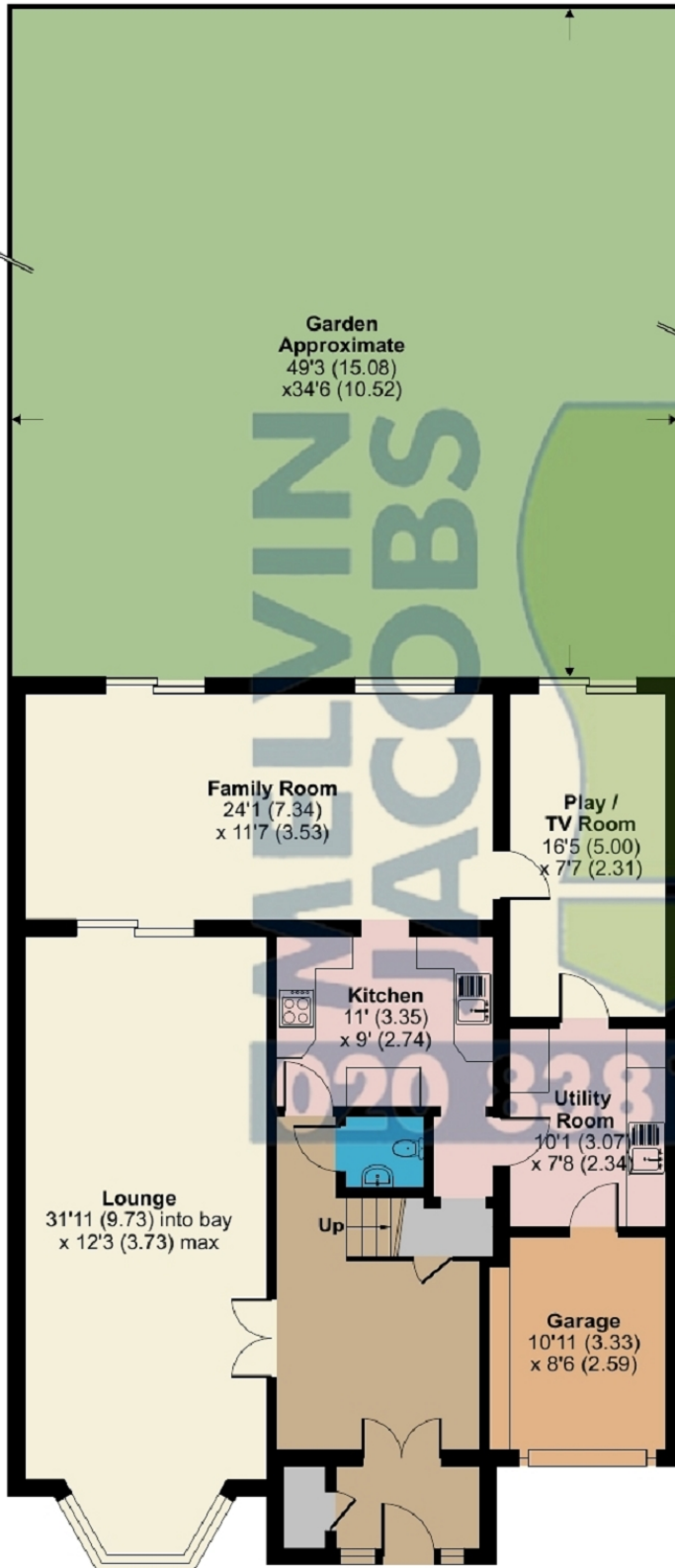
# Hazel Gardens, Edgware, HA8 8PB

Approximate Area = 2229 sq ft / 207 sq m  
 Limited Use Area(s) = 69 sq ft / 6.4 sq m  
 Garage = 96 sq ft / 9 sq m  
 Total = 2394 sq ft / 222.4 sq m

For identification only - Not to scale



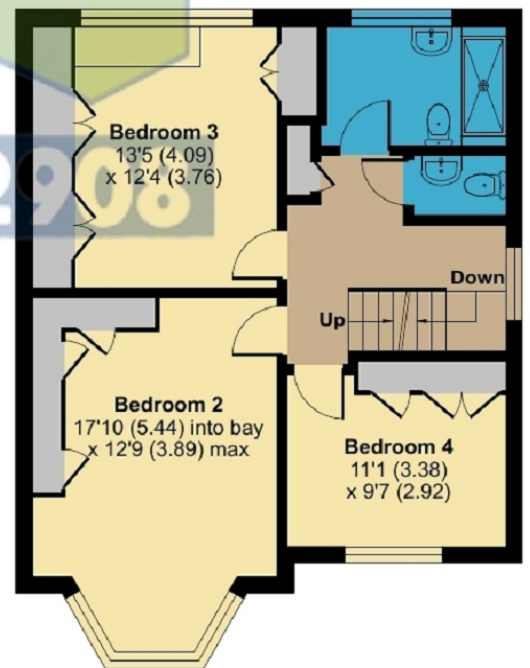
Denotes restricted head height



GROUND FLOOR



SECOND 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: 1084610