

Farm Road, Edgware, Greater London. HA8 9LT



- 3 Bedroom
- Would make ideal family home
- Realistically priced
- Close to Broadwalk Shopping Centre
- Walking distance to Edgware Underground Station
- Highly desirable location

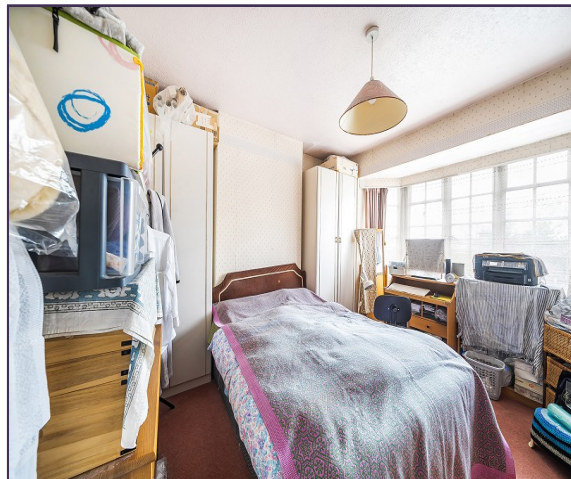
£575,000
Subject To Contract



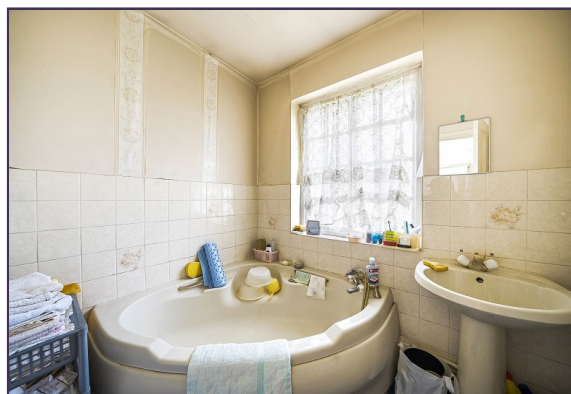
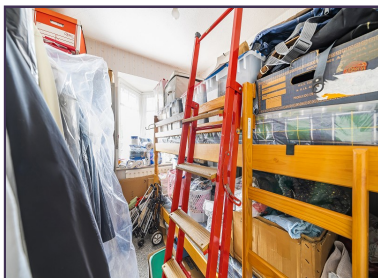
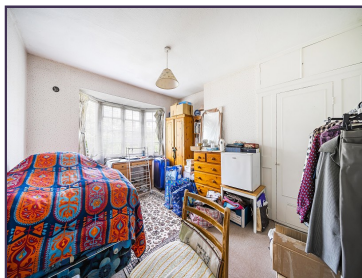
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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.

Lounge Area (13' 3" x 11' 10") or (4.04m x 3.61m)

Dining room into bay (14' 0" x 10' 7") or (4.27m x 3.23m)

Kitchen (12' 11" x 7' 2") or (3.94m x 2.18m)

Hallway

GARDEN (22' 5" x 0' 0") or (6.83m x 0.00m)

Bedroom 1 (14' 0" x 10' 10") or (4.27m x 3.30m)

Bedroom 2 (13' 1" x 10' 9") or (3.99m x 3.28m)

Bedroom 3 (8' 0" x 7' 6") or (2.44m x 2.29m)

Bathroom

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		88
(69-80) C		
(55-68) D	59	
(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.

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Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale

