

Camrose Avenue, Edgware, Greater London. HA8 6BU



- 5 Bedrooms
- Large Kitchen
- Potential to further extend (S.T.P.P)
- Close to Shops
- Short distance to Queensbury Underground Station
- Close to Schools
- Fully paved garden
- Off Street parking
- Integral Garage

**£800,000**  
**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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Lounge/Dining Room (23' 2" x 11' 9") or (7.06m x 3.58m)

Kitchen (25' 6" x 10' 0") or (7.77m x 3.05m)

Garage (24' 8" x 10' 0") or (7.52m x 3.05m)

GARDEN (40' 4" x 32' 11") or (12.30m x 10.03m)

WC

Shower Room

Bedroom 1 (18' 11" x 10' 1") or (5.77m x 3.07m)

Bedroom 2 (16' 7" x 10' 0") or (5.05m x 3.05m)

Bedroom 3 (12' 4" x 10' 6") or (3.76m x 3.20m)

Bedroom 4 (10' 6" x 10' 5") or (3.20m x 3.18m)

Bedroom 5 (7' 2" x 7' 1") or (2.18m x 2.16m)

Bathroom

Tenure

We are informed that the tenure is Freehold

Council Tax

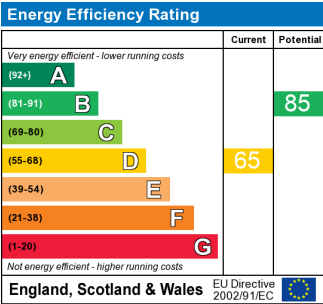
Council tax band: F

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents  
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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.

# Camrose Avenue, Edgware, HA8

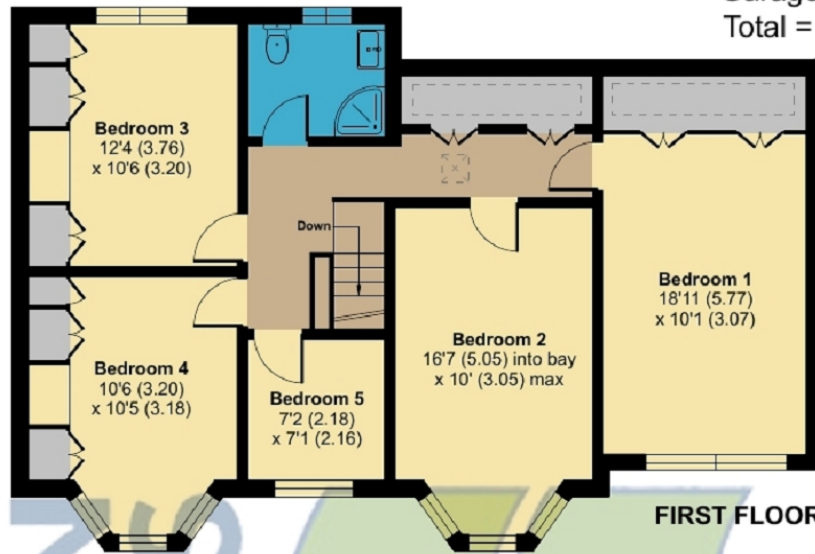
Approximate Area = 1564 sq ft / 145.3 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 1871 sq ft / 173.8 sq m

For identification only - Not to scale



Denotes restricted  
head height

