

Canons Drive, Edgware, Greater London. HA8 7RB



- 4 Bedrooms
- Lounge Hall
- Lounge
- Dining Room
- Kitchen / Breakfast Room
- Garden with Pond
- Off Street Parking

£1,500,000
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 Lobby

Entrance Hall

Lounge Hall/Dining Room (33' 7" x 13' 9") or (10.24m x 4.20m)

Kitchen (13' 8" x 13' 3") or (4.16m x 4.05m)

Utility Room (10' 1" x 4' 10") or (3.08m x 1.47m)

Bedroom 1 (17' 9" x 13' 0") or (5.42m x 3.97m)

En Suite

Bedroom 2 (13' 7" x 13' 5") or (4.15m x 4.08m)

Bedroom 3 (13' 1" x 11' 3") or (4.00m x 3.42m)

Bedroom 4 (13' 0" x 9' 4") or (3.97m x 2.84m)

Bathroom

Terrace (41' 8" x 36' 11") or (12.70m x 11.25m)

GARDEN

Shed (11' 10" x 5' 11") or (3.61m x 1.81m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: H

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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 = 1787 sq ft / 166 sq m

Garage = 131 sq ft / 12.1 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1988 sq ft / 184.6 sq m

For identification only - Not to scale

