



- 3 Bedroom Semi (Chain Free)
- · Highly Sort After Road
- · Close to Schools, The **Broadwalk Shopping Centre** and Places of Worship
- · Walking distance to Edgware **Underground Station**
- 90ft Garden
- **Development Potential**
- · Located Within Eruv
- Off Street Parking for 2 Cars

£675,000

**Subject To Contract** 





## **MELVIN JACOBS ESTATE AGENTS**

Sales, Lettings & Block Management







# MELVIN









### Hallway

Lounge (13' 6" x 12' 10") or (4.12m x 3.90m)

Dining Room (13' 0" x 11' 7") or (3.97m x 3.53m)

Utility Room (7' 3" x 3' 10") or (2.22m x 1.18m)

**Shower Room/WC** 

Kitchen (16' 1" x 16' 0") or (4.91m x 4.88m)

GARDEN (71' 1" x 22' 1") or (21.66m x 6.72m)

Bedroom 1 (15' 11" x 12' 5") or (4.85m x 3.79m)

Bedroom 2 (14' 8" x 11' 8") or (4.46m x 3.55m)

Bedroom 3 (9' 8" x 6' 9") or (2.94m x 2.05m)

**Shower Room** 

WC

**Tenure** 

We are informed that the tenure is Freehold

**Council Tax** 

Council tax band: F

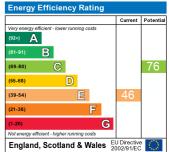
Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

### **Melvin Jacobs Estate Agents**

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

e: info@melvinjacobs.com



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.



# Penshurst Gardens, Edgware, HA8 9TU Approximate Area = 1408 sq ft / 130.8 sq m For identification only - Not to scale Garden **Approximate** 71'1 (21.66) x 22' (6.72) Kitchen / Dining Room 16'1 (4.91) max x 16' (4.88) max Utility 7'3 (2.22) x 3'10 (1.18) **Bedroom 2** 14'8 (4.46) max **Dining Room** x 11'8 (3.55) max 13' (3.97) x 11'7 (3.53) Down Lounge Bedroom 1 13'6 (4.12) to bay 15'11 (4.85) max x 12'10 (3.90) max **Bedroom 3** x 12'5 (3.79) max 9'8 (2.94) x 6'9 (2.05) **FIRST FLOOR GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Melvin Jacobs Estate Agents. REF: 1304097