

Stonegrove, Edgware, Greater London. HA8 7TJ



- 4 Bedrooms
- Freehold
- Large Through Lounge / Dining Room
- Bright Reception Room
- Open Plan Kitchen
- Large Garden
- Close to Transport Facilities
- Within walking distance of Places of Worship
- Close to Shops
- Off Street Parking & Garage

£1,249,999

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

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Entrance Hall

Garage (16' 2" x 8' 7") or (4.94m x 2.61m)

WC

Lounge Hall/Dining Room (44' 9" x 13' 5") or (13.65m x 4.08m)

Kitchen (15' 9" x 12' 7") or (4.80m x 3.83m)

Lounge/Dining Room/TV Room (19' 8" x 11' 8") or (6.00m x 3.55m)

GARDEN (55' 0" x 38' 5") or (16.77m x 11.72m)

Storage Room

Landing (16' 4" x 6' 0") or (4.97m x 1.84m)

WC

Bathroom

Bedroom 1 (17' 1" x 12' 2") or (5.21m x 3.71m)

Bedroom 2 (15' 5" x 13' 5") or (4.69m x 4.09m)

Bedroom 3 (13' 1" x 10' 6") or (3.99m x 3.21m)

Bedroom 4 (9' 5" x 8' 3") or (2.87m x 2.52m)

Tenure

We are informed that the tenure is Not Specified

Council Tax

Council tax band: Not Specified

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		
(69-80) C		75
(55-68) D	58	
(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.

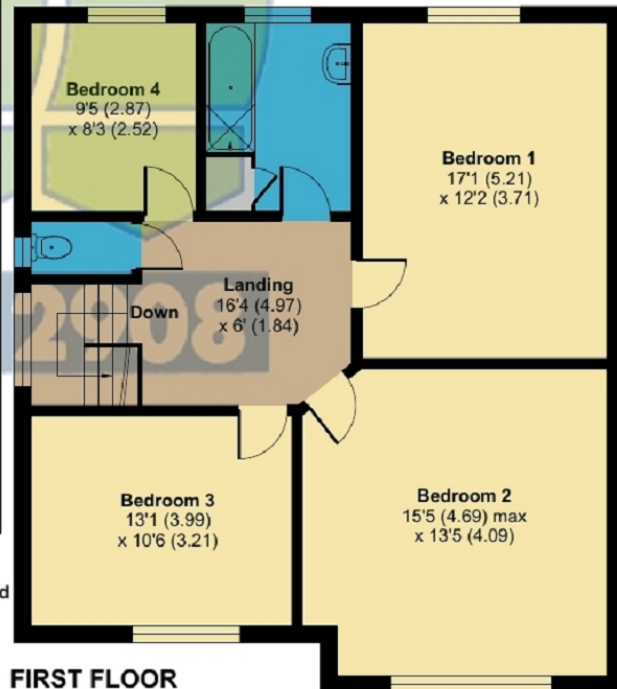
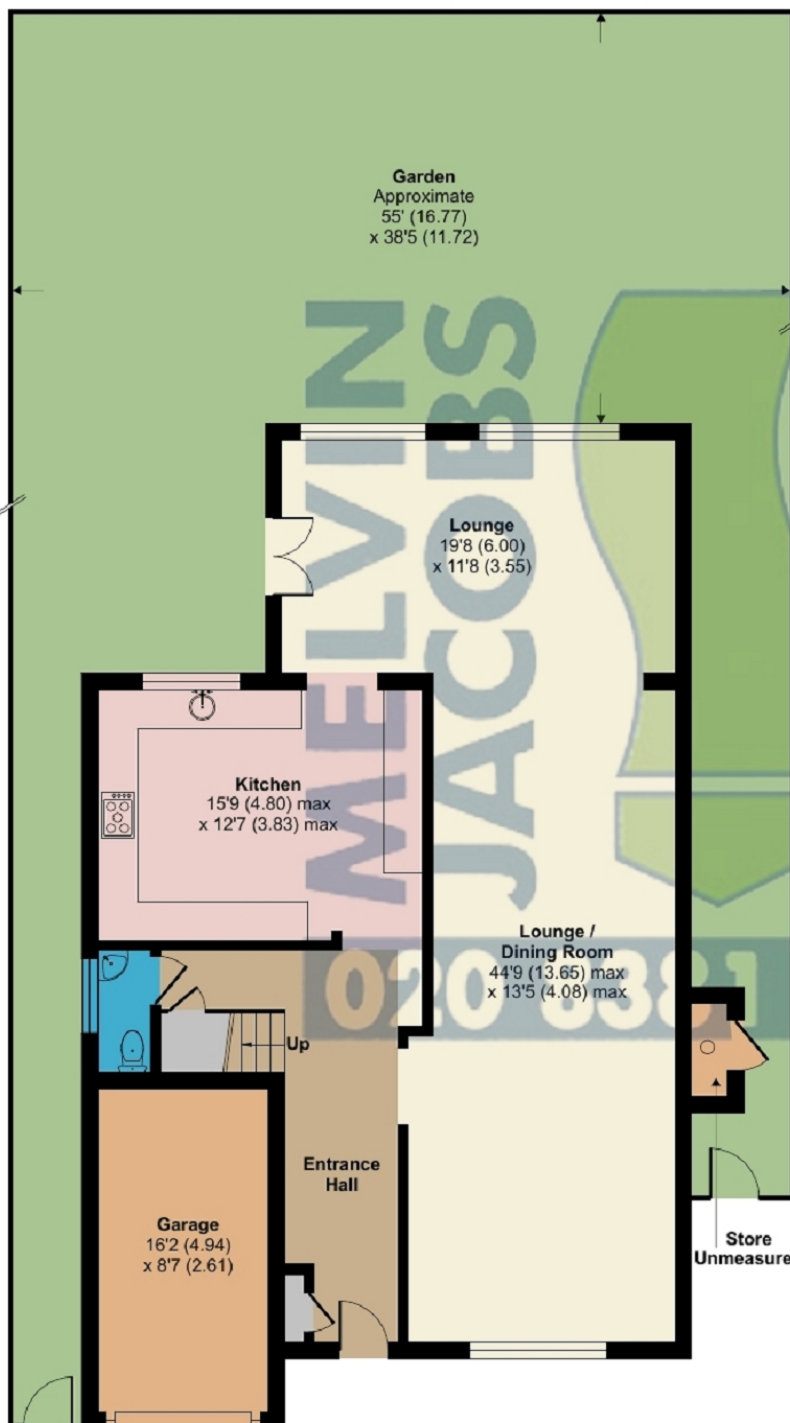
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Approximate Area = 1967 sq ft / 182.7 sq m (excludes store)

Garage = 137 sq ft / 12.7 sq m

Total = 2104 sq ft / 195.4 sq m

For identification only - Not to scale



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: 1239960