

Brook Avenue, Edgware, Greater London. HA8 9XF



- Semi Detached House
- Off Street Parking (1 Car)
- Converted Garage
- Extended Kitchen
- Amazing Location
- Very Close to Edgware Underground Station
- Good Decorative Order
- Close to High Street Shops
- 6 Bedrooms

£799,950

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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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 Hall/Dining Room (25' 6" x 11' 5") or (7.76m x 3.47m)

Hallway

Kitchen (20' 7" x 7' 7") or (6.28m x 2.32m)

GARDEN (38' 0" x 14' 0") or (11.59m x 4.27m)

Annex (Bedroom 6) (12' 2" x 7' 9") or (3.71m x 2.36m)

En-suite shower room

Storage (10' 10" x 8' 2") or (3.31m x 2.50m)

Bedroom 1 (15' 4" x 11' 9") or (4.67m x 3.58m)

Bedroom 2 (13' 1" x 11' 9") or (3.99m x 3.58m)

Bedroom 3 (7' 9" x 7' 1") or (2.36m x 2.16m)

Shower Room

Bedroom 4 (10' 8" x 10' 7") or (3.25m x 3.23m)

Bedroom 5 (17' 1" x 10' 2") or (5.21m x 3.09m)

Shower Room

Tenure

We are informed that the tenure is Not Specified

Council Tax

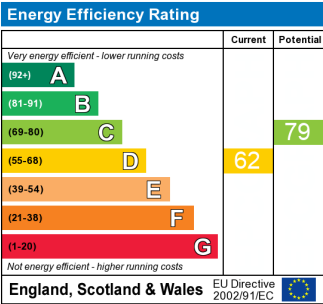
Council tax band: E

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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

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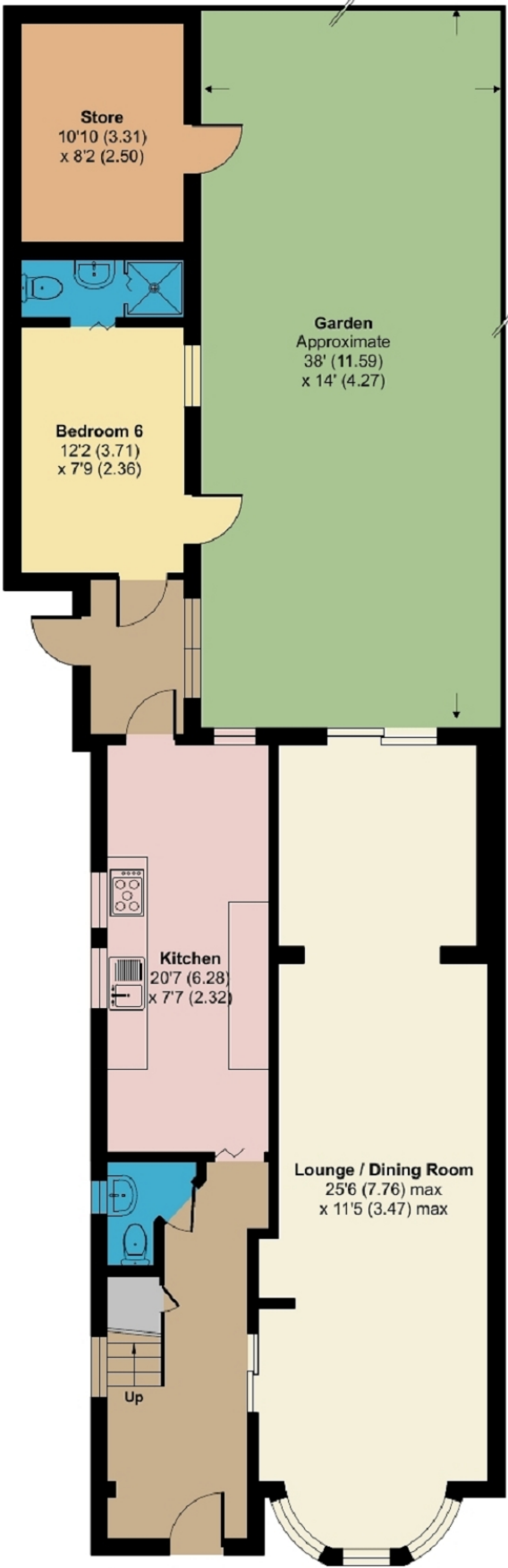
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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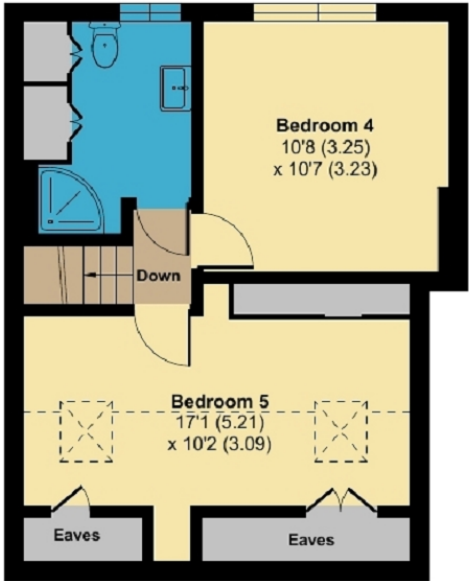
Approximate Area = 1705 sq ft / 158.3 sq m
Limited Use Area(s) = 115 sq ft / 10.6 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 1907 sq ft / 176.9 sq m
For identification only - Not to scale



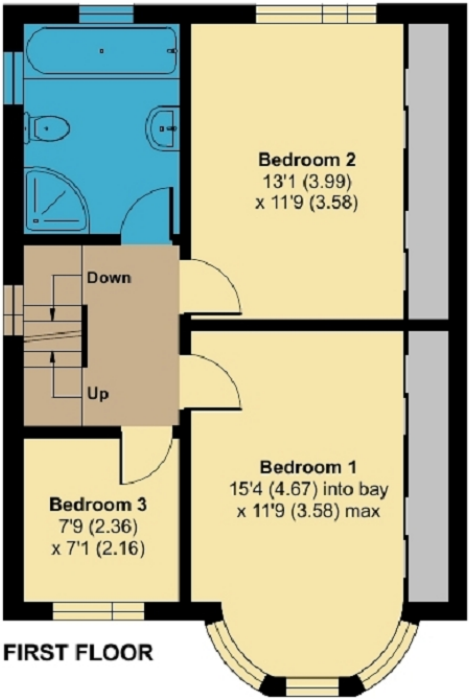
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

