



- · Five Bedrooms
- Detached
- · Large House
- · 3 Bathrooms
- Large Modern Kitchen / Eating Area
- · Lovely Garden
- · Great Position
- · Close to Shops
- Walking distance to Edgware underground Station

Offers Over **£950,000** 

**Subject To Contract** 





## **MELVIN JACOBS ESTATE AGENTS**

Sales, Lettings & Block Management

















**Porch** 

**Entrance Hall** 

Lounge (12' 8" x 12' 4") or (3.87m x 3.76m)

Dining Room (14' 1" x 12' 2") or (4.30m x 3.71m)

Garage / Store Room

WC

Kitchen/Breakfast Room (22' 6" x 22' 4") or (6.85m x 6.80m)

GARDEN (51' 8" x 49' 3") or (15.74m x 15.00m)

**First Floor** 

Bedroom 2 (15' 5" x 12' 0") or (4.70m x 3.65m)

Bedroom 3 (11' 11" x 10' 6") or (3.62m x 3.21m)

Bedroom 4 (10' 1" x 7' 3") or (3.07m x 2.20m)

Bedroom 5 (10' 1" x 7' 1") or (3.07m x 2.17m)

**Shower Room** 

**Shower Room/WC** 

WC

**Second Floor** 

Bedroom 1 (17' 2" x 12' 3") or (5.22m x 3.73m)

**En Suite** 

**Tenure** 

We are informed that the tenure is Freehold

**Melvin Jacobs Estate Agents** 

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

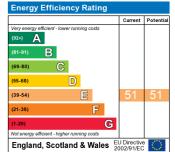
e: info@melvinjacobs.com

**Council Tax** 

Council tax band: G

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908



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.



## Kings Drive, Edgware, HA8 8EE



Approximate Area = 2215 sq ft / 205.7 sq m Limited Use Area(s) = 18 sq ft / 1.6 sq m Outbuilding = 11 sq ft / 1 sq m Total = 2244 sq ft / 208.3 sq m

For identification only - Not to scale

Denotes restricted head height

