

Kings Drive, Edgware, Greater London. HA8 8EE



- 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

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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**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

**Council Tax**

Council tax band: G

**Viewing**

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

**Melvin Jacobs Estate Agents**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

# 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

