

Whitchurch Lane, Edgware, Greater London. HA8 6QJ



- 6 Bedrooms
- 5 Bathrooms
- Corner Plot
- Gated Parking
- South facing garden
- Freehold
- Close to Shops
- Near Transport Links

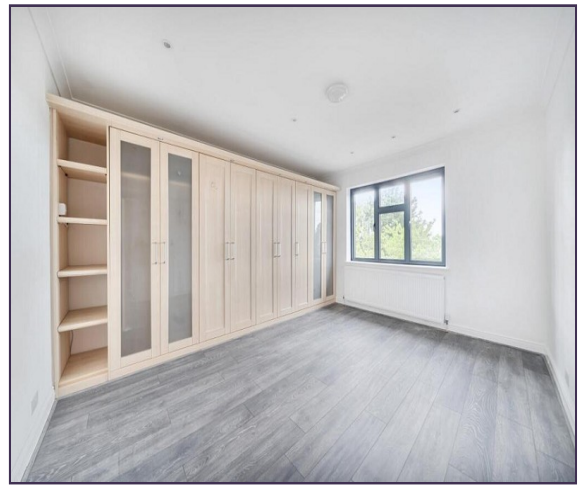
£1,250,000
Subject To Contract



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.

Reception 1 (14' 10" x 14' 8") or (4.53m x 4.46m)

TV Room (14' 7" x 10' 11") or (4.44m x 3.34m)

Kitchen/Dining Room (20' 10" x 15' 5") or (6.34m x 4.70m)

Bedroom 5 (14' 11" x 8' 9") or (4.54m x 2.67m)

Shower Room/WC

Shower Room/WC

GARDEN (40' 7" x 32' 1") or (12.37m x 9.79m)

GARDEN (48' 0" x 30' 4") or (14.63m x 9.24m)

Garage (19' 3" x 16' 0") or (5.88m x 4.88m)

First Floor

Bedroom 1 (18' 4" x 8' 4") or (5.59m x 2.54m)

Bedroom 3 (14' 7" x 12' 4") or (4.44m x 3.76m)

Bedroom 4 (15' 4" x 12' 4") or (4.67m x 3.76m)

Bedroom 6 (8' 11" x 7' 8") or (2.72m x 2.34m)

En-suite shower room

Shower Room

Second Floor

Bedroom 2 (13' 9" x 13' 7") or (4.18m x 4.14m)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(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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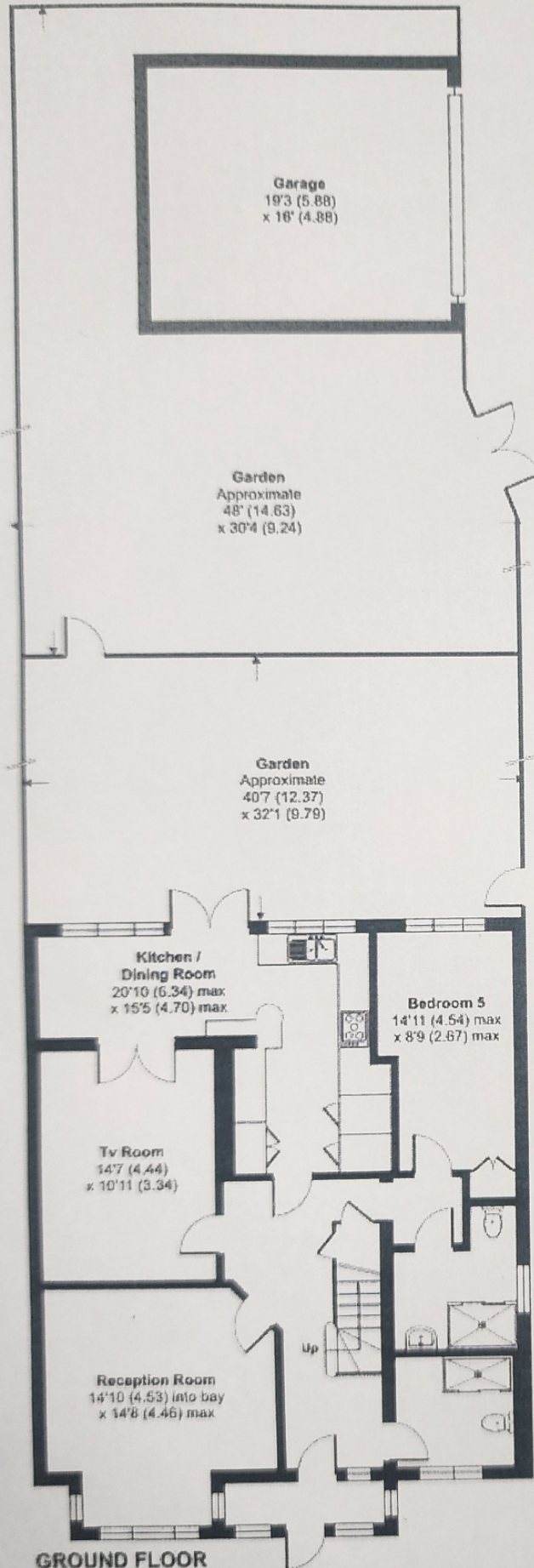
Approximate Area = 2129 sq ft / 197.8 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

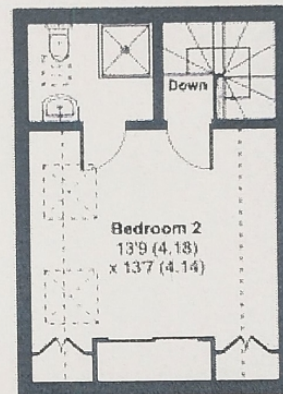
Garage = 305 sq ft / 28.3 sq m

Total = 2486 sq ft / 230.9 sq m

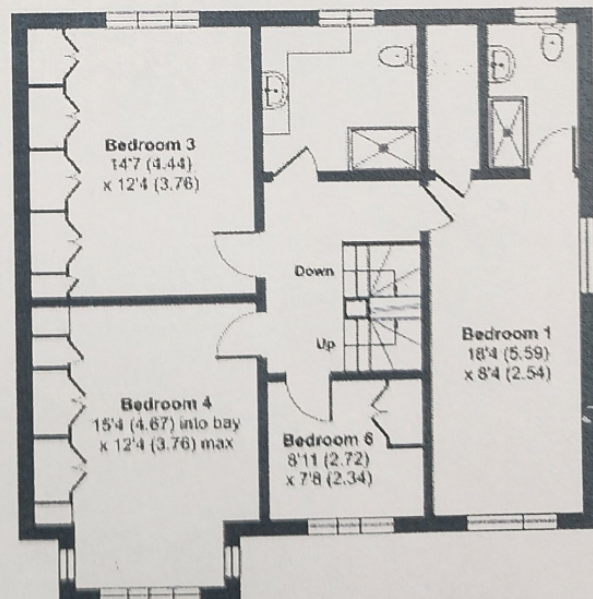
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°chocom 2025. Produced for Davidson Frost-Wellings REF: 1327162

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