



- Ideal for First Time buyers
- Three Generous Sized Bedrooms
- Fully Fitted Kitchen
- Mid Terrace
- Good location
- Close to amenities

£549,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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

Entrance Hall

WC

Kitchen (11' 5" x 10' 9") or (3.48m x 3.27m)

Reception Area (17' 5" x 14' 6") or (5.32m x 4.41m)

Bedroom 1 (14' 2" x 8' 8") or (4.31m x 2.63m)

Bedroom 2 (10' 10" x 9' 8") or (3.31m x 2.95m)

Bedroom 3 (11' 2" x 6' 0") or (3.40m x 1.84m)

Landing

Bathroom

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: D

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
Middlesex,
HA8 7LY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	90
(69-80)	C	75
(55-68)	D	
(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.

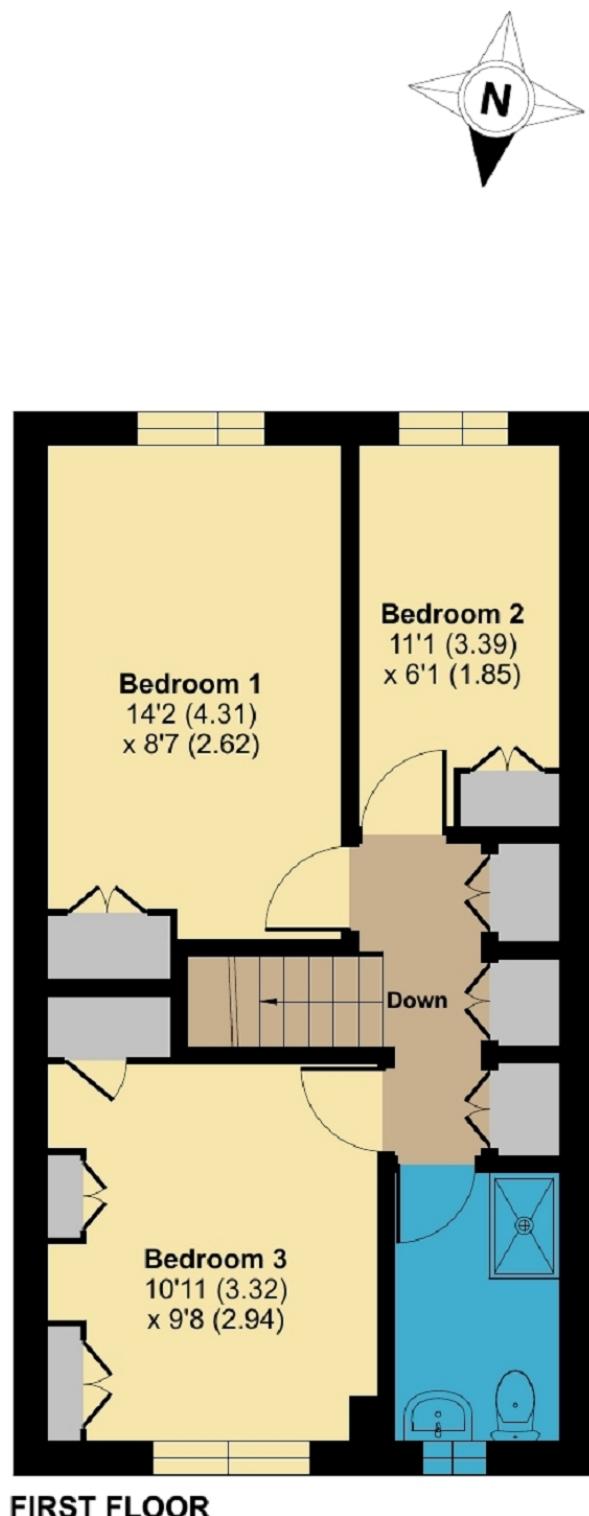
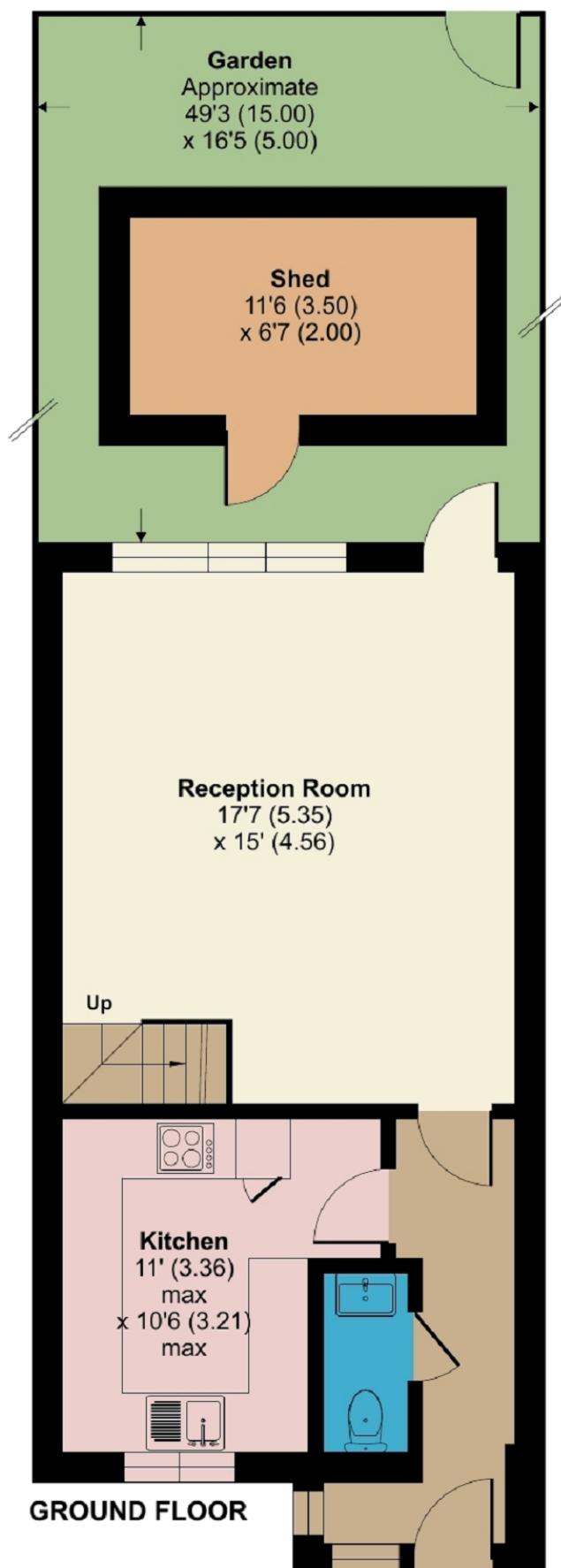
Torbridge Close, Edgware, HA8 6NF

Approximate Area = 889 sq ft / 82.5 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 964 sq ft / 89.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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