



- Wide Plot
- Fantastic Scope for Extension (STPP)
- 3 Bedrooms
- TV Room / Study Room
- 23ft Kitchen / Breakfast Room
- Double Garage
- Carriage Drive with parking for 3-4 cars
- Located on popular Broadfields Estate

Offers In Excess Of  
**£900,000**  
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](http://www.melvinjacobs.com)

**MELVIN JACOBS**  
020 8381 2908



**MELVIN  
JACOBS**



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.

## Entrance

## WC

**Reception Room (12' 4" x 11' 10") or (3.77m x 3.60m)**

**Dining Room (13' 3" x 12' 6") or (4.05m x 3.82m)**

**Garage (18' 7" x 16' 7") or (5.66m x 5.06m)**

**Kitchen / Utility Room (23' 2" x 9' 11") or (7.05m x 3.01m)**

**Family Room (17' 7" x 12' 6") or (5.35m x 3.81m)**

**Study (16' 8" x 15' 8") or (5.07m x 4.78m)**

**GARDEN (47' 3" x 43' 0") or (14.40m x 13.10m)**

**Bedroom 1 (16' 6" x 11' 7") or (5.03m x 3.53m)**

**Bedroom 2 (14' 7" x 9' 11") or (4.45m x 3.03m)**

**Bedroom 3 (9' 7" x 7' 8") or (2.93m x 2.33m)**

## Bathroom

## 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

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

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		
C	69	76
(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.

# Francklyn Gardens, Edgware, HA8 8RZ

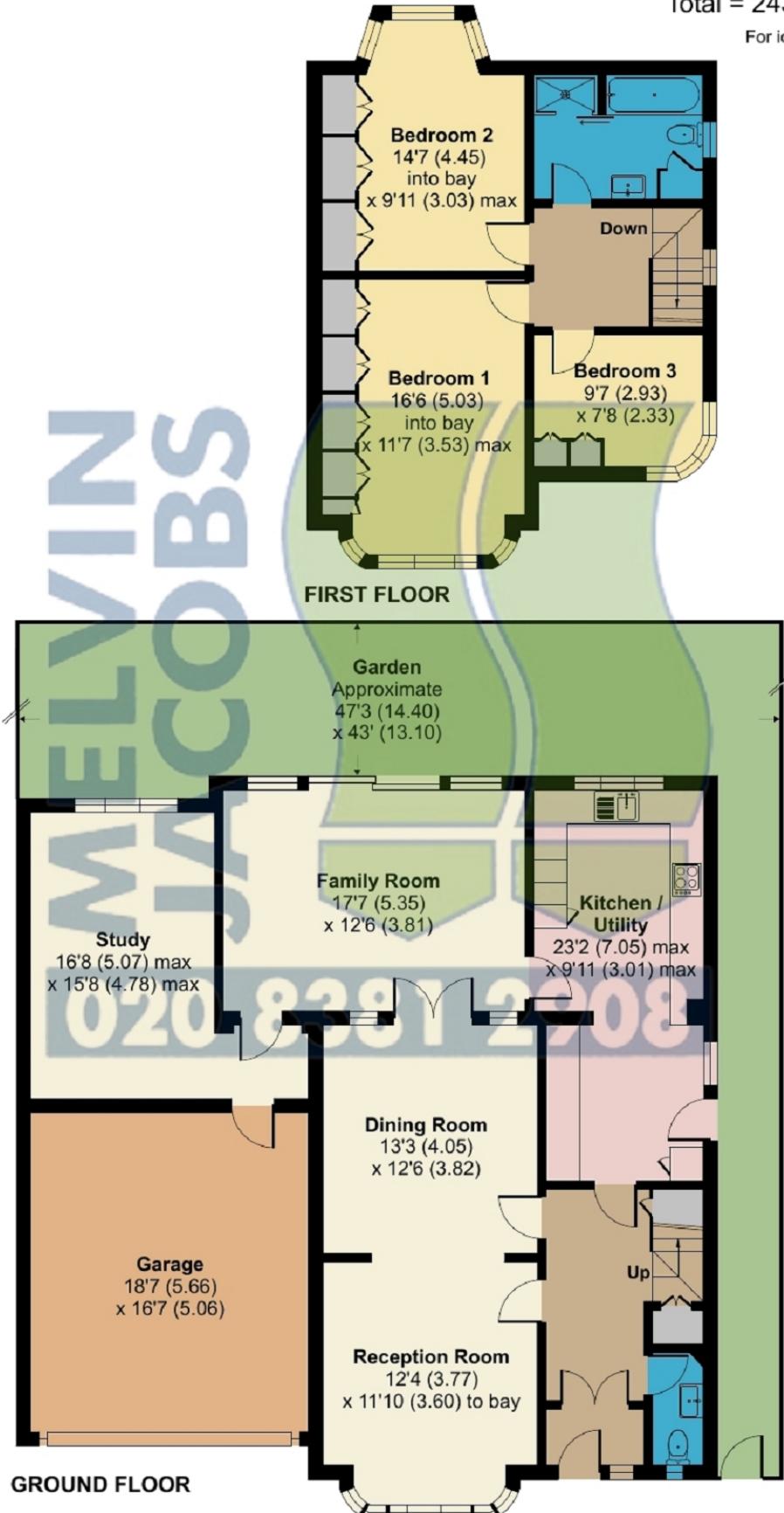
Approximate Area = 1753 sq ft / 162.8 sq m

Garage = 383 sq ft / 35.5 sq m

Outbuilding = 300 sq ft / 27.8 sq m

Total = 2436 sq ft / 226.1 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 2025.  
Produced for Melvin Jacobs Estate Agents. REF: 1362253