

Francklyn Gardens, Edgware, Greater London. HA8 8RZ



- 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
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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.

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

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Energy Efficiency Rating		
	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.

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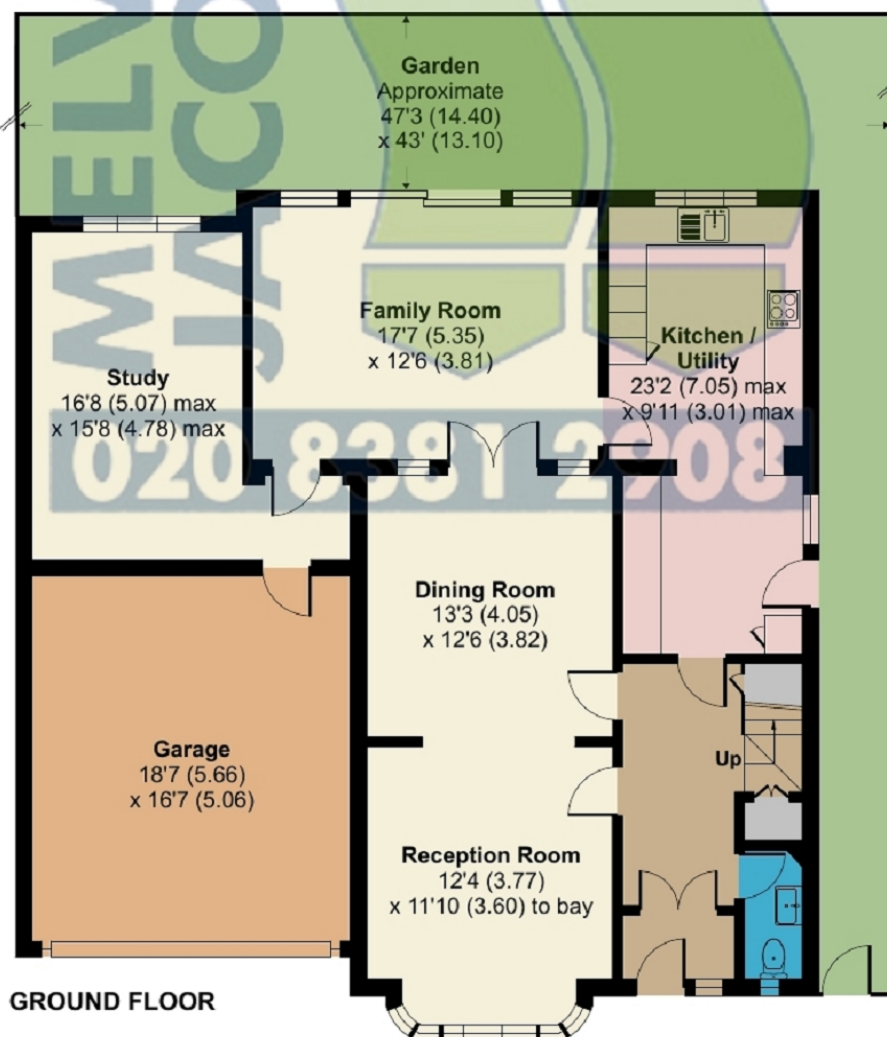
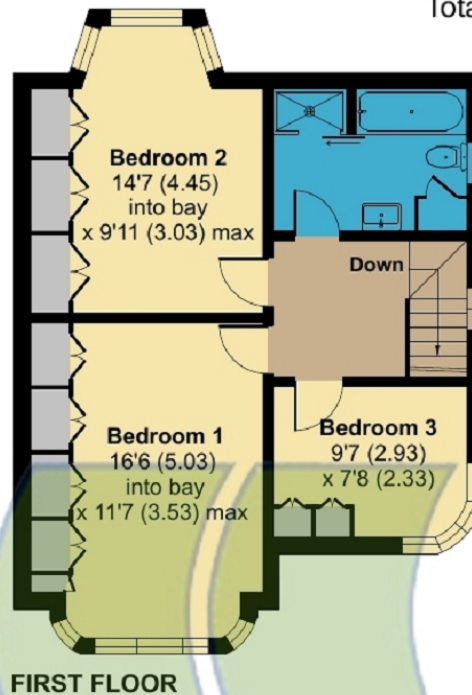
Approximate Area = 1753 sq ft / 162.8 sq m

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.
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