

Edgwarebury Lane, Edgware, Greater London. HA8 8ND



- 7 Bedrooms / 5 Bathrooms
- Great Garden with Pergola and Play Area
- Highly desirable Location
- Amazing Kitchen and Family room
- Ground Floor Guest suite
- Near Numerous Parks
- Within catchments area of a number of schools
- Close to Edgware's premier shopping areas

**£1,600,000**  
**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)

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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 Hall (17' 10" x 14' 1") or (5.44m x 4.29m)

WC

Utility Room (8' 3" x 7' 7") or (2.51m x 2.32m)

Kitchen/Breakfast Room/Family Room (27' 7" x 27' 3")  
or (8.41m x 8.31m)

Storage Room

Bedroom 2 (10' 3" x 7' 0") or (3.12m x 2.13m)

En-Suite Bathroom

Bedroom 8 (9' 3" x 7' 3") or (2.81m x 2.20m)

Office (13' 10" x 7' 5") or (4.21m x 2.26m)

Lounge/Dining Room (29' 2" x 13' 0") or (8.90m x 3.95m)

Shed (15' 2" x 8' 4") or (4.62m x 2.54m)

GARDEN (50' 5" x 40' 1") or (15.37m x 12.22m)

Bedroom 3 (15' 0" x 11' 6") or (4.57m x 3.50m)

Bedroom 4 (14' 1" x 11' 3") or (4.29m x 3.42m)

Bedroom 6 (11' 4" x 7' 7") or (3.45m x 2.31m)

Bathroom

Bedroom 5 (11' 10" x 8' 9") or (3.61m x 2.66m)

Shower Room

Bedroom 1 (14' 4" x 14' 4") or (4.37m x 4.37m)

Dressing Room

Ensuite Bathroom

Bedroom 7 (8' 0" x 7' 1") or (2.45m x 2.17m)

En-suite shower room

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(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.

# Edgwarebury Lane, Edgware, HA8

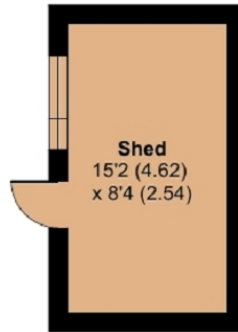
Approximate Area = 2947 sq ft / 273.7 sq m

Limited Use Area(s) = 144 sq ft / 13.3 sq m

Outbuildings = 165 sq ft / 15.3 sq m

Total = 3256 sq ft / 302.3 sq m

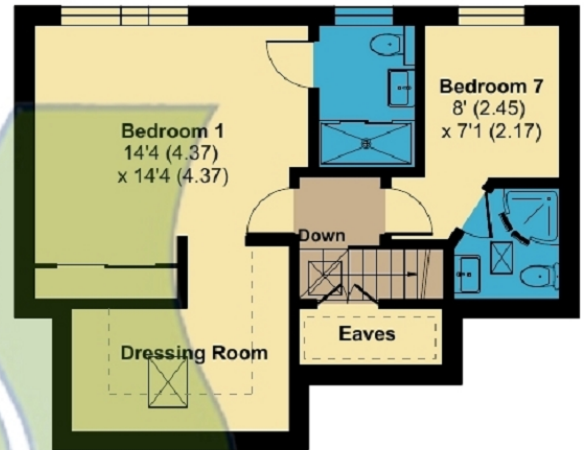
For identification only - Not to scale



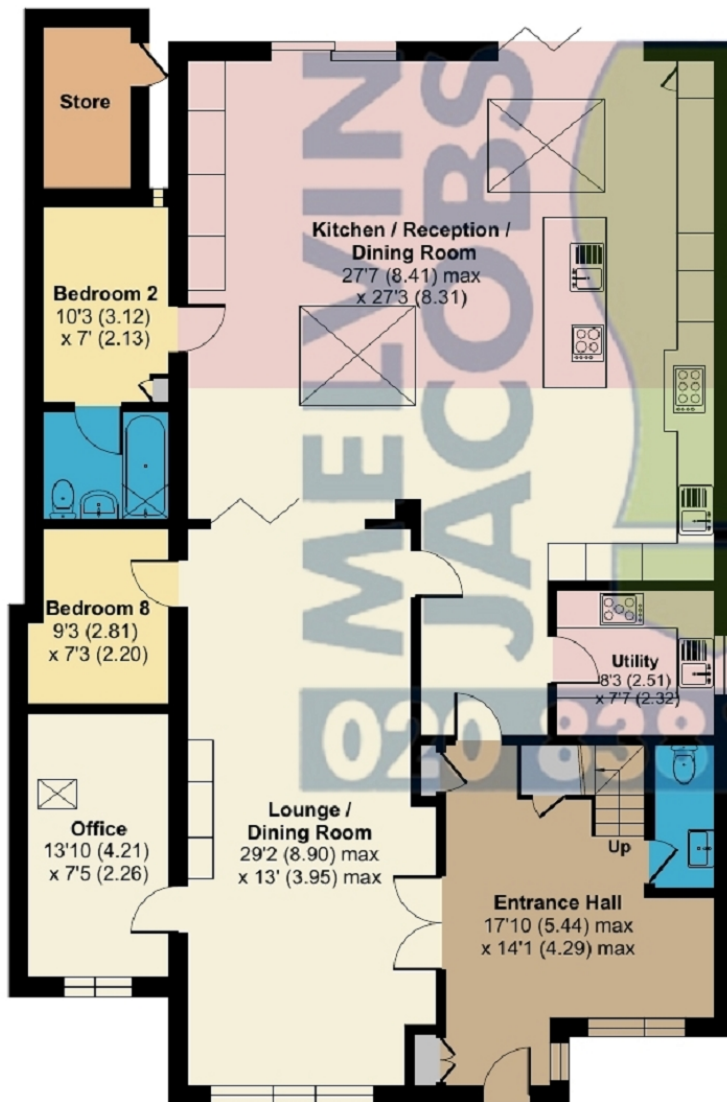
Denotes restricted head height

**Garden**  
Approximate  
50'5 (15.37)  
x 40'1 (12.22)

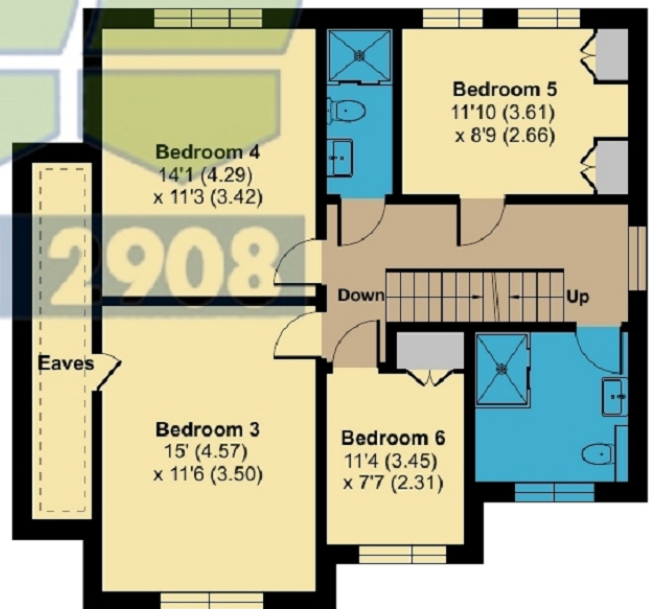
**OUTBUILDING 1**



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

