

Kings Drive, Edgware, Greater London. HA8 8EE



- Five Bedrooms
- 3 Bathrooms
- Large Modern Kitchen/ Eating Area
- Lovely Garden
- Great Position
- Close to Shops
- Walking distance to Edgware Underground Station

£899,950
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 contract.

Porch

WC

Lounge (12' 8" x 12' 4") or (3.87m x 3.76m)

Dining Room (14' 1" x 12' 2") or (4.30m x 3.71m)

Kitchen/Breakfast Room (22' 6" x 22' 4") or (6.85m x 6.80m)

Garage (37' 1" x 7' 1") or (11.30m x 2.17m)

GARDEN (51' 8" x 49' 3") or (15.74m x 15.00m)

Bedroom (15' 5" x 12' 0") or (4.70m x 3.66m)

Bedroom (10' 1" x 7' 3") or (3.07m x 2.20m)

Bedroom (10' 1" x 7' 1") or (3.07m x 2.17m)

Bedroom (11' 11" x 10' 6") or (3.62m x 3.21m)

En-suite shower room

WC

Shower Room

Bedroom (17' 2" x 12' 3") or (5.22m x 3.73m)

En-suite shower room

Tenure

We are informed that the tenure is Not Specified

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	51
(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 = 2215 sq ft / 205.7 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 2244 sq ft / 208.3 sq m

For identification only - Not to scale



Denotes restricted head height

