

Torbridge Close, Edgware, Greater London. HA8 6NF



- Ideal For First Time Buyers
- 3 Good Sized Bedrooms
- Good Location
- Mid Terrace
- Close to Amenities
- Fully Fitted Kitchen
- Freehold

£549,950
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





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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

Kitchen (11' 0" x 10' 6") or (3.36m x 3.21m)

Reception / Dining Room (17' 7" x 15' 0") or (5.35m x 4.56m)

GARDEN (49' 3" x 16' 5") or (15.00m x 5.00m)

Shed (11' 6" x 6' 7") or (3.50m x 2.00m)

Bedroom 1 (14' 2" x 8' 7") or (4.31m x 2.62m)

Bedroom 2 (11' 1" x 6' 1") or (3.39m x 1.85m)

Bedroom 3 (10' 11" x 9' 8") or (3.32m x 2.94m)

Bathroom and WC

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

e: info@melvinjacobs.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		90
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 = 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

