

Oakleigh Gardens, Edgware, Greater London. HA8 8EA



- 4 Bedrooms
- 4 Bedrooms
- 2 Bathrooms (One En-Suite)
- Through Reception Room
- Large Family Room
- Beautiful Garden
- Roof Terrace
- Freehold
- Highly desirable location
- Off Street Parking

£1,450,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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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 (14' 10" x 11' 10") or (4.52m x 3.61m)

Guest Cloakroom

Utility Room (8' 3" x 5' 8") or (2.51m x 1.73m)

Kitchen/Breakfast Room (13' 6" x 10' 4") or (4.11m x 3.15m)

Double Reception Room (30' 2" x 13' 10") or (9.19m x 4.22m)

Dining Room/Family Room (21' 7" x 13' 6") or (6.58m x 4.11m)

Store Room (8' 4" x 6' 5") or (2.54m x 1.96m)

Bedroom 1 (14' 11" x 13' 11") or (4.55m x 4.24m)

Ensuite Dressing Room (13' 10" x 8' 2") or (4.22m x 2.49m)

En-Suite Bathroom

Bedroom 2 (14' 6" x 12' 0") or (4.42m x 3.66m)

Bedroom 3 (12' 0" x 11' 5") or (3.66m x 3.48m)

Bedroom 4 (11' 4" x 11' 3") or (3.45m x 3.43m)

Roof Terrace

Garage/Gym (17' 4" x 8' 4") or (5.28m x 2.54m)

Driveway

GARDEN

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		75
(55-68)	D		
(39-54)	E	45	
(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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APPROX. GROSS INTERNAL FLOOR AREA 2591 SQ FT 240.7 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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