

Beulah Close, Edgware, Greater London. HA8 8SP



- 3 Bedrooms
- Semi Detached
- Great Development Potential (SPP).
- Highly Sought After Location
- Close to Shops and transport links
- Freehold
- Driveway / Off Street Parking
- Halls Adjoining
- Modernised Throughout
- Large Garden

**£795,000**  
**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

Lounge (12' 0" x 11' 9") or (3.66m x 3.58m)

Dining Room (12' 7" x 11' 0") or (3.84m x 3.35m)

Kitchen/Breakfast Room (15' 0" x 7' 7") or (4.57m x 2.31m)

Bedroom 1 (13' 6" x 10' 8") or (4.11m x 3.25m)

Bedroom 2 (12' 11" x 11' 7") or (3.94m x 3.53m)

Bedroom 3 (8' 0" x 7' 9") or (2.44m x 2.36m)

Bathroom

WC

GARDEN (37' 3" x 35' 7") or (11.35m x 10.85m)

Garage (15' 7" x 12' 11") or (4.75m x 3.94m)

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: E


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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(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 = 1061 sq ft / 98.5 sq m

Garage = 184 sq ft / 17.1 sq m

Total = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richroom 2022. Produced for Melvin Jacobs Estate Agents. REF: 876633