

Wyre Grove, Edgware, Greater London. HA8 8UW



- 3/4 Bedroom Semi
- Through Lounge
- Study/Office Room
- Utility Room
- Huge 6 meter extended Kitchen/ breakfast room
- Additional 7 meter rear extension with lounge, morning room / bedroom 4, bathroom, separate WC and Kitchen (could be used as an Annex STPP)
- Bathroom & Separate Shower Room
- Guest Cloakroom

**£785,000**  
**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)

**MELVIN  
JACOBS**  
020 8381 2908



**MELVIN  
JACOBS**



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.

## Ground Floor

### Entrance

Lounge (14' 6" x 10' 10") or (4.41m x 3.31m)

Dining Room (12' 0" x 9' 10") or (3.67m x 3.00m)

### WC

Office (6' 4" x 4' 10") or (1.93m x 1.47m)

Utility Room (6' 4" x 5' 9") or (1.93m x 1.74m)

Kitchen (18' 4" x 15' 5") or (5.60m x 4.70m)

### Annex

Bedroom 4 (10' 0" x 9' 7") or (3.04m x 2.92m)

Lounge/Dining Room/Kitchen/Breakfast Room (15' 4" x 14' 1") or (4.68m x 4.28m)

### Shower Room/WC

### Separate WC

GARDEN (79' 8" x 22' 9") or (24.28m x 6.93m)

## First Floor

Bedroom 1 (14' 1" x 9' 10") or (4.28m x 2.99m)

Bedroom 2 (12' 0" x 9' 9") or (3.67m x 2.98m)

Bedroom 3 (8' 0" x 6' 8") or (2.44m x 2.04m)

### Bathroom

### Separate Shower Room

## 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)

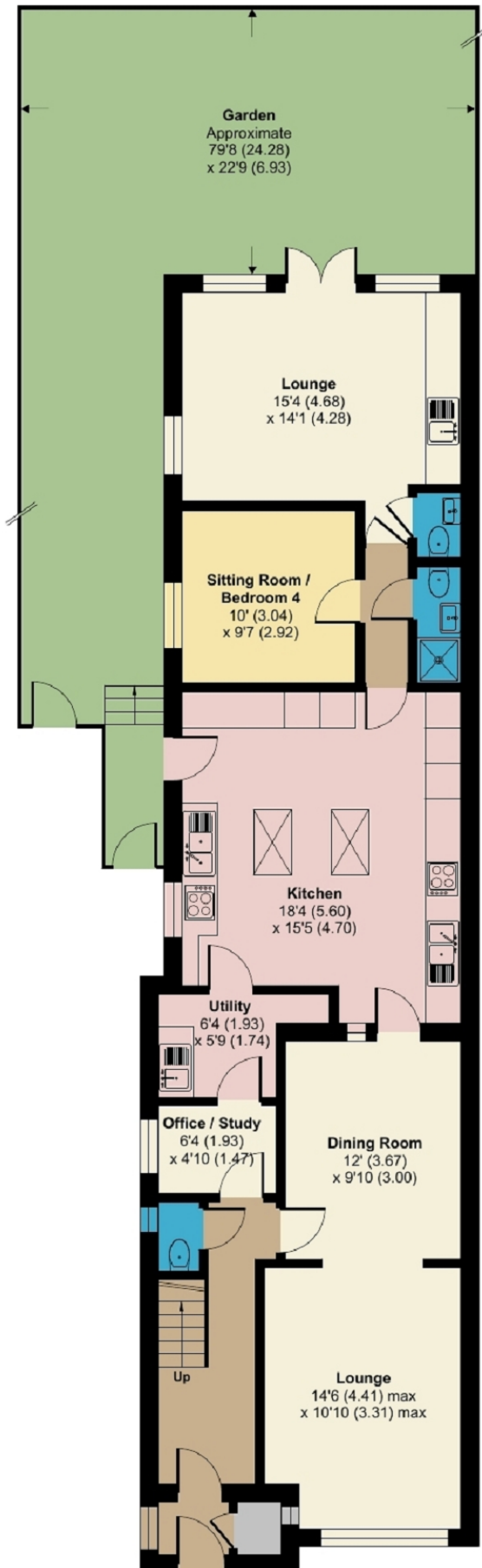
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

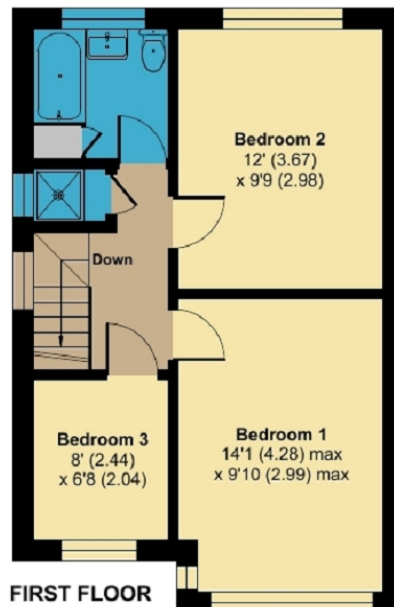
# Wyre Grove, Edgware, HA8

Approximate Area = 1539 sq ft / 142.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

