Old Rectory Gardens, Edgware, Greater London. HA8 7LS





- Corner Property
- Large Driveway
- Five Bedrooms
- Self contained annex
- Three spacious reception rooms
- Yards from Edgware Underground Station
- Close to shops
- Semi Detached
- Double Fronted
- 3 Bathrooms

£825,000

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

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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 contact.

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Ground Floor

Entrance

Reception Hall (18' 6" x 13' 5") or (5.64m x 4.10m)

Reception Room (16' 3" x 12' 6") or (4.96m x 3.80m)

Reception 3 (34' 2" x 11' 8") or (10.42m x 3.55m)

WC

Kitchen/Dining Room (15' 10" x 14' 7") or (4.82m x 4.44m)

Shower Room/WC

GARDEN (36' 8" x 10' 10") or (11.17m x 3.31m)

Potential Annexe (Reception) (10' 11" x 10' 2") or (3.34m x 3.11m)

Shower Room/WC

Kitchen/Reception Room (15' 1" x 11' 1") or (4.61m x 3.39m)

First Floor

Master Bedroom (16' 6" x 11' 8") or (5.03m x 3.55m)

Shower

Bedroom 2 (13' 6" x 11' 4") or (4.12m x 3.46m)

Bedroom 3 (11' 7" x 8' 5") or (3.54m x 2.57m)

Bedroom 4 (11' 9" x 7' 1") or (3.59m x 2.15m)

WC

Tenure

We are informed that the tenure is Freehold

Council Tax

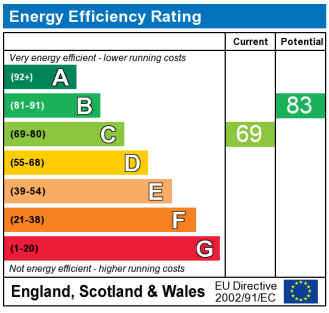
Council tax band: F

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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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.

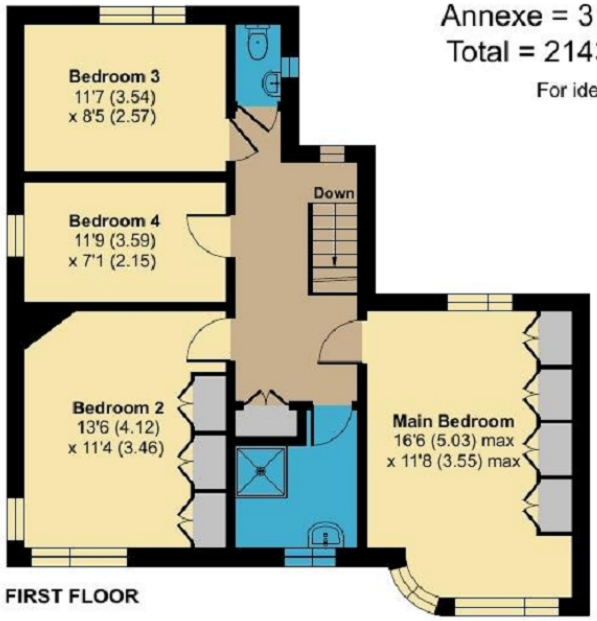
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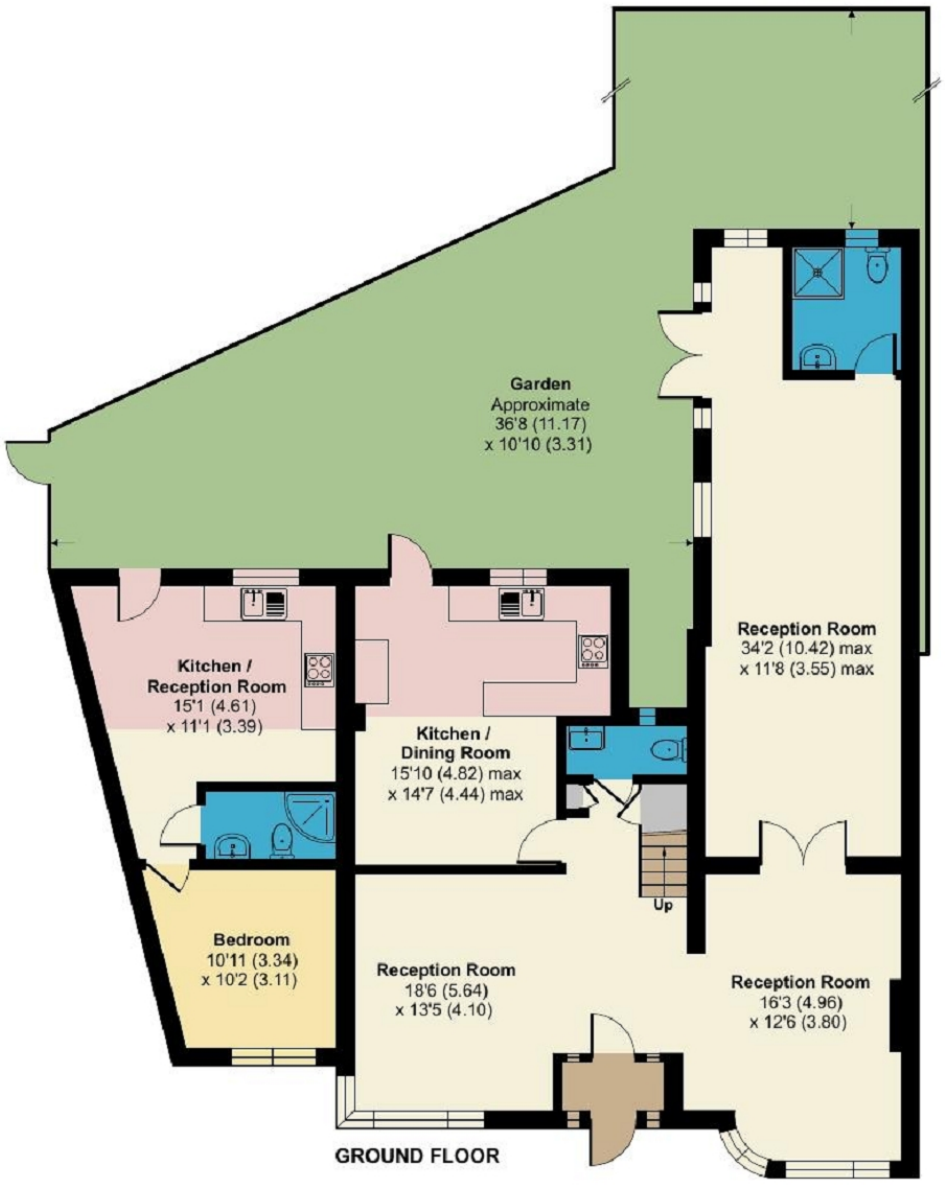
Old Rectory Gardens, Edgware, HA8

Approximate Area = 1833 sq ft / 170.2 sq m
Annexe = 310 sq ft / 28.7 sq m
Total = 2143 sq ft / 198.9 sq m
For identification only - Not to scale





FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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