

St Margarets Road Edgware HA8 9UX



- 4 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Bathroom
- Shower Room
- Office
- Garage currently used as a Gym
- Garden
- Driveway and Off Street Parking

£825,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com

**MELVIN
JACOBS** 
020 8381 2908



**MELVIN
JACOBS**



These particulars are prepared with all due care attention for 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 Porch

Open with:

Entrance Hall

Cloaks cupboard, and wood stripped flooring.

Guest Cloakroom

Lounge/Dining Room (30' 0" x 13' 0") or (9.14m x 3.96m)

Bay window to front, double glazed French doors to garden. Wood stripped flooring.

Kitchen/Breakfast Room (11' 0" x 8' 03") or (3.35m x 2.51m)

Fitted with a range of wall and floor units with Formica worktops inset with a single bowl/drain sink unit. Space for fridge/freezer. Neff double oven and hob with extractor over. Integrated washing machine and dishwasher. Corner carousel cupboard.

First Floor

Bedroom 2 (15' 09" x 11' 0") or (4.80m x 3.35m)

Range of fitted wardrobes and wood stripped flooring.

Bedroom 3 (14' 0" x 10' 06") or (4.27m x 3.20m)

Range of fitted wardrobes and wood stripped flooring.

Bedroom 4 (8' 06" x 8' 03") or (2.59m x 2.51m)

Range of fitted wardrobes.

Bathroom

Fitted with a 4 piece suite comprising of side panelled bath with shower attachment, wash hand basin inset to vanity unit, shower cubicle, low level flush wc. Heated towel rail and tiled walls and floor.

Second Floor

Bedroom 1 (21' 0" x 19' 0") or (6.40m x 5.79m)

Range of fitted wardrobes with into eaves storage.

Shower Room

Fitted with a shower cubicle with double headed shower fittings, wash hand basin inset to vanity unit, Low level flush WC. Heated towel rail. Velux window. Tiled walls and floor.

EXTERIOR

Office (20' 0" x 14' 0") or (6.10m x 4.27m)

Garage (17' 0" x 8' 0") or (5.18m x 2.44m)

Currently being used as a gym.

Driveway

Shared driveway and off street parking for 2 cars.

GARDEN

Tenure

We are informed that the tenure is Not Specified

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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.





These particulars are prepared with all due care attention for 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