

Wolmer Gardens Edgware HA8 8QF



- 5 Bedrooms
- 2 Bathrooms (1 ensuite)
- Double Reception Room
- Dining Room
- Office
- Conservatory
- Poggenpohl Kitchen/Breakfast Room
- Landscaped Garden
- Own Driveway and Off Street Parking

£925,000

Subject To Contract



MELVIN JACOBS ESTATE AGENTS

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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

Entrance Hall

Under stairs cupboard. Wood strip floor

Guest Cloakroom

Suite comprising wash hand basin, Low flush WC. Tiled walls and flooring. Heated towel rail.

Double Reception Room (28' 06" x 11' 0") or (8.69m x 3.35m)

Bay Window. Air conditioning

Dining Room (13' 0" x 10' 0") or (3.96m x 3.05m)

Highbrow window. Wood strip flooring.

Office (13' 0" x 7' 0") or (3.96m x 2.13m)

Window overlooking front. Wood strip flooring.

Conservatory (13' 0" x 9' 0") or (3.96m x 2.74m)

Porcelain tiled floor. Double doors to garden and kitchen.

Kitchen/Breakfast Room (24' 0" x 9' 0") or (7.32m x 2.74m)

Range of Poggenpohl wall and base units with Quartz work surface. Single bowl stainless steel sink unit. Double plumbing for fridge/freezer. Siemens oven and microwave. Miele gas hob and extractor.

First Floor

Bedroom 1 (14' 06" x 11' 0") or (4.42m x 3.35m)

Window to front. Range of fitted wardrobes with matching dressing table and bedside cabinet. Wood strip flooring.

Bedroom 2 (11' 0" x 10' 0") or (3.35m x 3.05m)

Window overlooking side. Range of fitted wardrobes. Air conditioning. Tiled floor.

En-suite shower room

Suite comprising walk in double shower. Low flush wc. Floating wash hand basin in vanity unit. Ceramic tiled walls and floor. Window.

Bedroom 3 (10' 0" x 9' 0") or (3.05m x 2.74m)

Range of fitted wardrobes

Bedroom 4 (10' 0" x 6' 0") or (3.05m x 1.83m)

Range of fitted wardrobes

Bedroom 5 (9' 06" x 9' 0") or (2.90m x 2.74m)

Bathroom

Suite comprising panelled bath. Shower cubicle. Floating wash hand basin in vanity unit. Low flush wc, Heated towel rail. Tiled walls and floor.

EXTERIOR

GARDEN

Laid to lawn with patio area. Abundance of shrubs and boards. Water feature and fish pond.

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

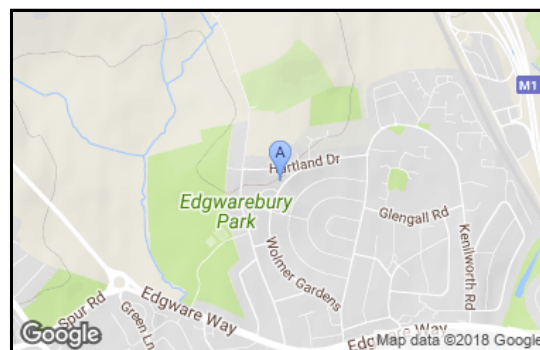
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



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