

Fairview Way, Edgware, Greater London. HA8 8JF



- 4 Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- Guest WC
- 2 Bathrooms
- Kitchen
- Breakfast room/ Morning room
- Garden
- Own Drive
- View Now!

Offers Over
£750,000
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 contract.

Entrance

Hallway

WC

Reception 1 (14' 09" x 12' 11") or (4.50m x 3.94m)

Reception 2 (13' 00" x 12' 11") or (3.96m x 3.94m)

Kitchen

Breakfast Room (19' 07" x 10' 04") or (5.97m x 3.15m)

STAIRS TO FIRST FLOOR

Bedroom 2 (14' 10" x 12' 11") or (4.52m x 3.94m)

Bedroom 3 (12' 11" x 10' 07") or (3.94m x 3.23m)

Bedroom 4 (11' 11" x 9' 06") or (3.63m x 2.90m)

Family Bathroom

STAIRS TO SECOND FLOOR

Bedroom 1 (16' 10" x 15' 03") or (5.13m x 4.65m)

En Suite

GARDEN (58' 02" x 28' 04") or (17.73m x 8.64m)

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(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 = 1528 sq ft / 141.9 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 1566 sq ft / 145.4 sq m

For identification only - Not to scale



Denotes restricted head height

