

Fairmead Crescent, Edgware, Greater London. HA8 8YR



- 3 Bed Mid Terrace
- Modern Decoration
- Great Family Home
- Good Size Rear Garden (with storage shed)
- Close to Schools
- Close to Shops
- Potential to Extend (STPP)

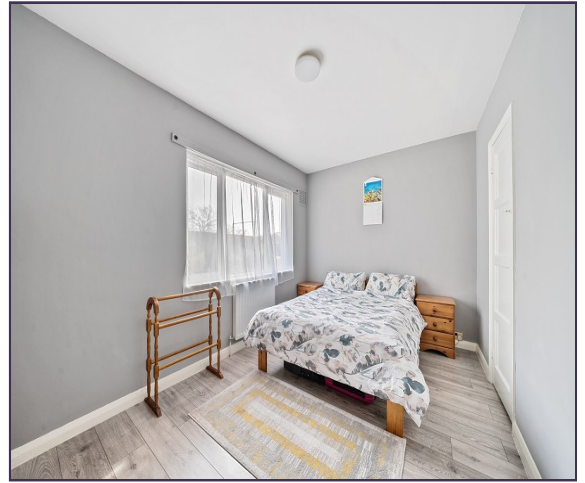
£549,995
Subject To Contract



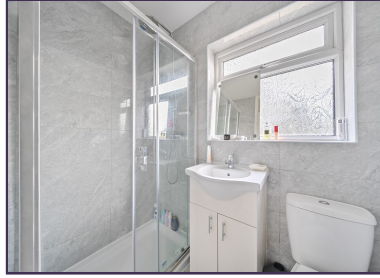
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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

**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.

Reception 1 (14' 9" x 13' 5") or (4.50m x 4.09m)

Dining Area (10' 6" x 10' 4") or (3.20m x 3.15m)

Hallway

Kitchen (10' 4" x 10' 0") or (3.15m x 3.05m)

Bedroom 1 (13' 10" x 11' 2") or (4.22m x 3.40m)

Bedroom 2 (13' 11" x 8' 9") or (4.24m x 2.67m)

Bedroom 3 (8' 11" x 8' 0") or (2.72m x 2.44m)

Bathroom

GARDEN (64' 4" x 24' 8") or (19.61m x 7.52m)

Storage Unit (7' 9" x 7' 6") or (2.36m x 2.29m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: D


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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(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.

Fairmead Crescent, Edgware, HA8 8YR

Approximate Area = 954 sq ft / 88.6 sq m (excludes store)

Outbuilding = 59 sq ft / 5.4 sq m

Total = 1013 sq ft / 94 sq m

For identification only - Not to scale

