



- · 3 Good sized bedrooms
- 2 WC
- · Family Bathroom
- Fitted Kitchen
- · Breakfast Room
- Garage
- · Off street parking for 2 cars
- Garden
- Must View!!

Offers In Excess Of

£799,950

**Subject To Contract** 





# **MELVIN JACOBS ESTATE AGENTS**

Sales, Lettings & Block Management

















#### **Entrance**

WC

Living Room (14' 02" x 12' 04" ) or (4.32m x 3.76m)

Dining Area (52' 7" x 39' 6") or (16.04m x 12.04m)

Kitchen/Breakfast Room (23' 01" x 11' 0" ) or (7.04m x 3.35m)

STAIRS TO FIRST FLOOR

Bedroom 1 (52' 10" x 39' 6") or (16.11m x 12.05m)

Bedroom 2 (13' 07" x 12' 05" ) or (4.14m x 3.78m)

Bedroom 3 (11' 01" x 11' 0" ) or (3.38m x 3.35m)

**Family Bathroom** 

WC

GARDEN (86' 05" x 32' 10" ) or (26.34m x 10.01m)

Garage (16' 0" x 7' 06" ) or (4.88m x 2.29m)

**Tenure** 

We are informed that the tenure is Freehold

**Council Tax** 

Council tax band: F

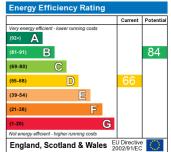
#### Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

### **Melvin Jacobs Estate Agents**

45 - 47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY

e: info@melvinjacobs.com



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.



## Highview Avenue, Edgware, HA8 9TX

Approximate Area = 1493 sq ft / 138.7 sq m Garage = 119 sq ft / 11.1 sq m Total = 1612 sq ft / 149.8 sq m

For identification only - Not to scale



