

Glengall Road, Edgware, Greater London. HA8 8ST



- Extended 3 bedroom
- 2 Reception Rooms
- Fitted Kitchen with Breakfast Room
- Fitted Kitchen with Breakfast Room
- Bathroom
- Halls Adjoining
- Private Garden
- Situated in ever popular Broadfields Estate
- Own Drive with Garage
- Corner Plot to Extend

£719,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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 Hall

Dining Room (14' 2" x 12' 1") or (4.32m x 3.68m)

Lounge (13' 7" x 11' 0") or (4.14m x 3.35m)

Kitchen (11' 1" x 10' 6") or (3.38m x 3.20m)

Garage (15' 11" x 11' 3") or (4.85m x 3.43m)

Breakfast Room (14' 9" x 7' 6") or (4.50m x 2.29m)

Bedroom 1 (13' 0" x 11' 6") or (3.96m x 3.51m)

Bedroom 2 (13' 5" x 10' 8") or (4.09m x 3.25m)

Bedroom 3 (8' 0" x 7' 5") or (2.44m x 2.26m)

Bathroom

GARDEN (57' 9" x 34' 3") or (17.60m x 10.44m)

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: E


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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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	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

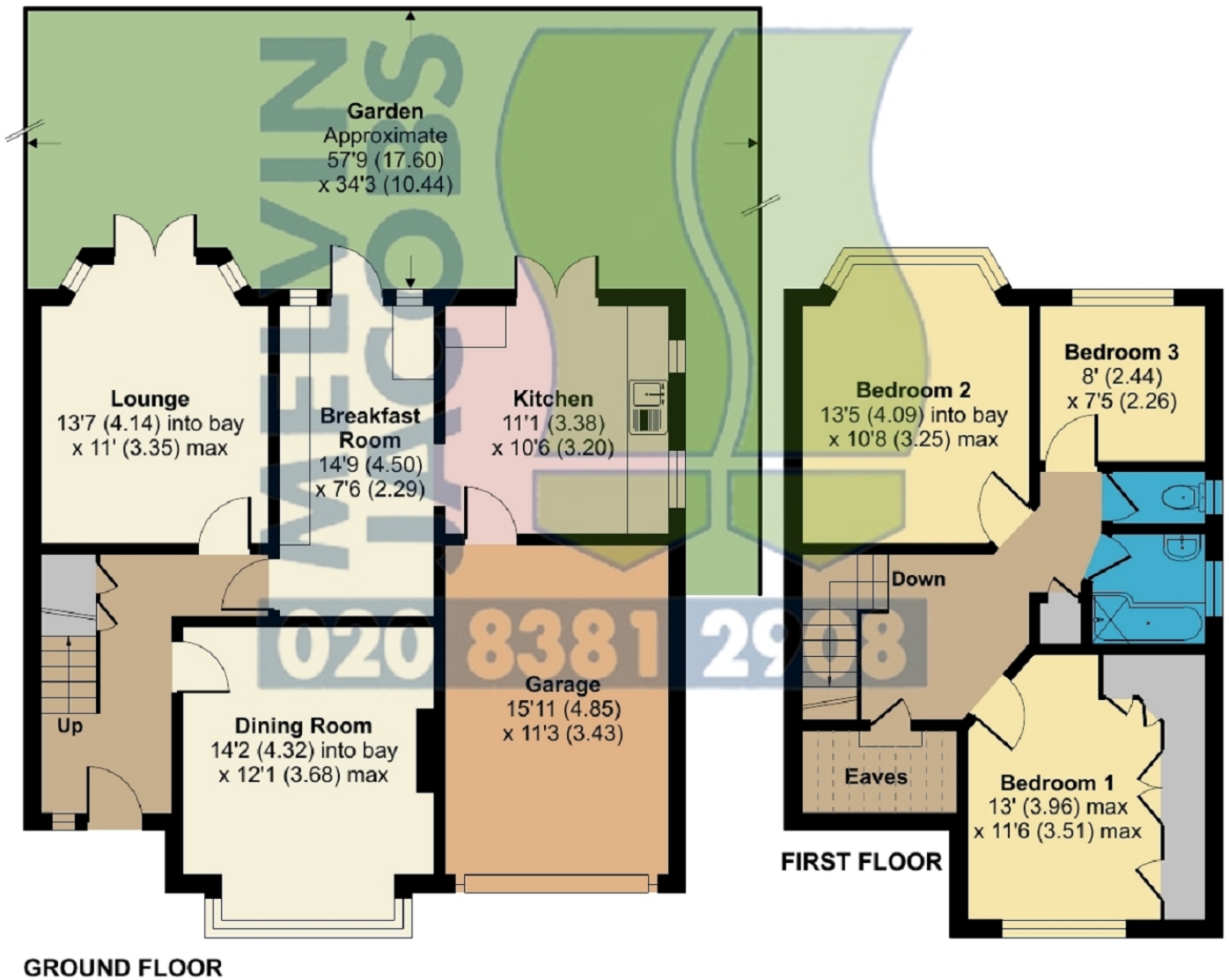
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Approximate Area = 1175 sq ft / 109.2 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Garage = 173 sq ft / 16.1 sq m
Total = 1384 sq ft / 128.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1079154