

Priority Field Drive, Edgware, Greater London. HA8 9PT



- 4/5 Bedroom
- 3 Bathroom
- 3 Reception Rooms
- Double Garage / Off Street Parking
- Large Master Suite
- Detached
- Central Location
- Chain Free

**£1,125,000**  
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](http://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 Hall

Double Garage (17' 11" x 16' 6") or (5.46m x 5.03m)

Lounge (20' 5" x 12' 8") or (6.22m x 3.86m)

Dining Room (11' 11" x 12' 5") or (3.63m x 3.78m)

Kitchen (16' 11" x 13' 0") or (5.16m x 3.96m)

Snug (11' 7" x 11' 1") or (3.53m x 3.38m)

Study/Office (10' 1" x 7' 2") or (3.07m x 2.18m)

Bedroom 1 (12' 11" x 12' 7") or (3.94m x 3.84m)

Dressing Room (13' 0" x 12' 7") or (3.96m x 3.84m)

## En Suite

Bedroom 2 (15' 0" x 12' 9") or (4.57m x 3.89m)

## En-suite shower room

Bedroom 3 (14' 9" x 8' 2") or (4.50m x 2.49m)

Bedroom 4 (14' 9" x 8' 0") or (4.50m x 2.44m)

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Council tax band: G


## 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](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(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.

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