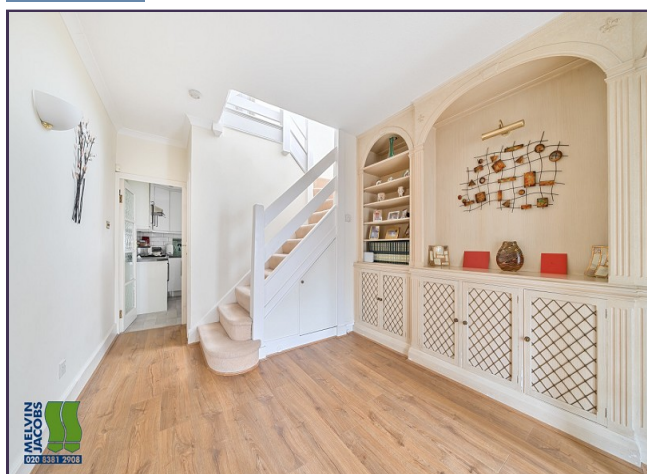


Hazel Gardens, Edgware, London. HA8 8PB



- Extended 4 Bedroom Detached House
- 3 Floor Property
- 2 Bathrooms (1 ensuite)
- 2 Separate WC
- 3 Large Reception rooms
- Extended at side and Rear
- Loft extension - Ensuite and with Dressing room
- Garden
- Own Garage

Offers In Excess Of
£1,000,000
 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 Hall

WC

Family Room (31' 11" x 12' 03") or (9.73m x 3.73m)

Lounge (24' 01" x 11' 07") or (7.34m x 3.53m)

Play / TV Room (16' 05" x 7' 07") or (5.00m x 2.31m)

Kitchen (11' 0" x 09' 0") or (3.35m x 2.74m)

Utility Room (10' 01" x 07' 08") or (3.07m x 2.34m)

Garage (10' 11" x 8' 06") or (3.33m x 2.59m)

STAIRS TO FIRST FLOOR

Bedroom 2 (17' 10" x 12' 09") or (5.44m x 3.89m)

Bedroom 3 (13' 05" x 12' 04") or (4.09m x 3.76m)

Bedroom 4 (11' 01" x 9' 07") or (3.38m x 2.92m)

Family Bathroom

STAIRS TO SECOND FLOOR

Bedroom 1 (14' 05" x 9' 08") or (4.39m x 2.95m)

En Suite

Shower Room

Dressing Room (11' 01" x 8' 07") or (3.38m x 2.62m)

Stairs leading to ground floor

GARDEN (49' 03" x 34' 06") or (15.01m x 10.52m)

Tenure

We are informed that the tenure is Freehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Hazel Gardens, Edgware, HA8 8PB



Approximate Area = 2229 sq ft / 207 sq m

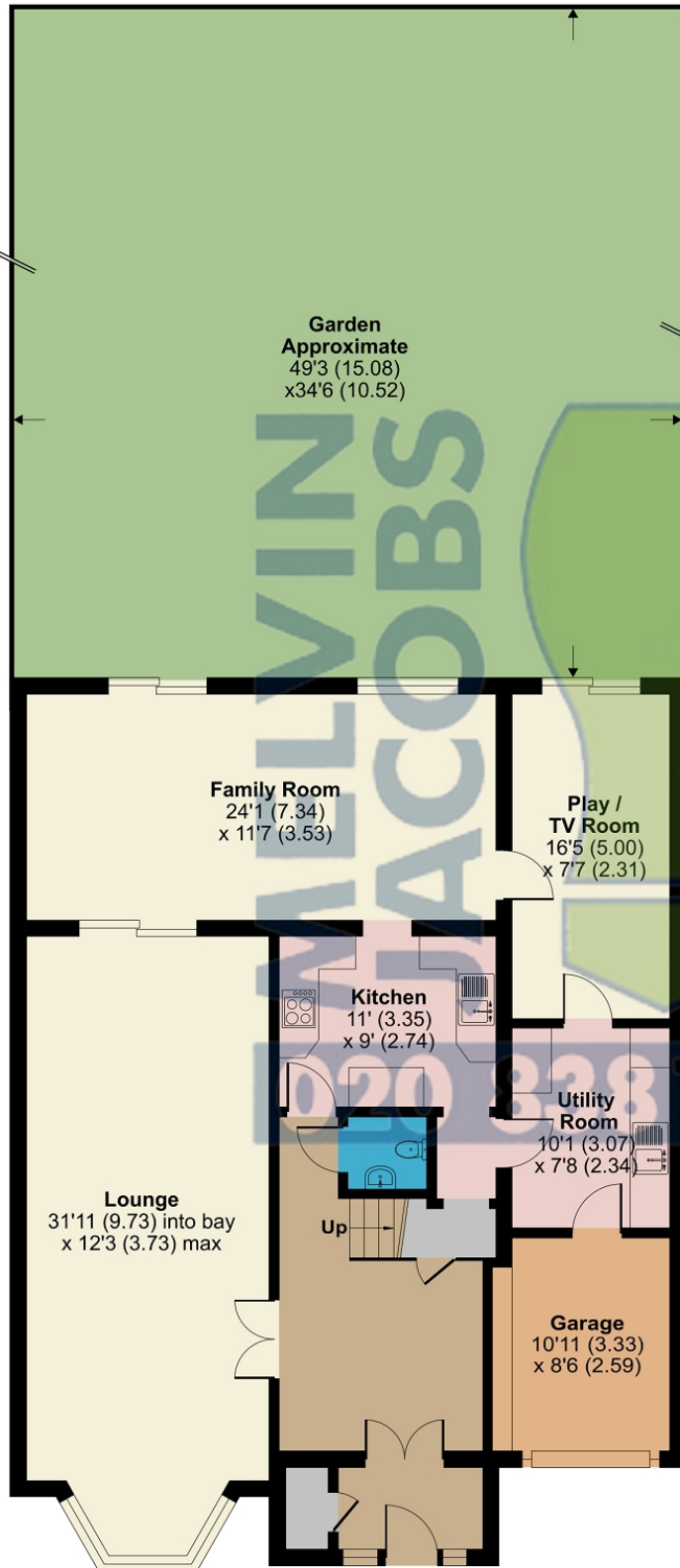
Limited Use Area(s) = 69 sq ft / 6.4 sq m

Garage = 96 sq ft / 9 sq m

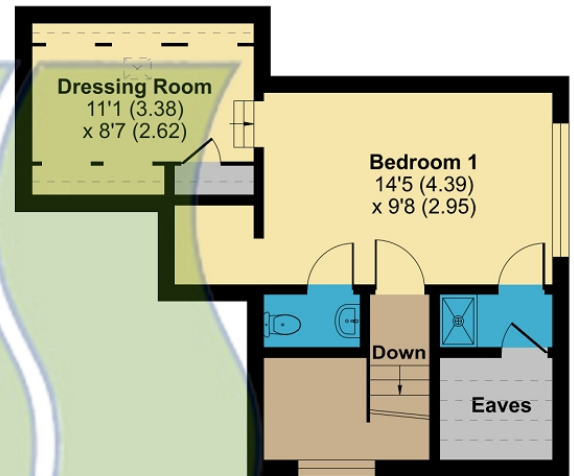
Total = 2394 sq ft / 222.4 sq m

For identification only - Not to scale

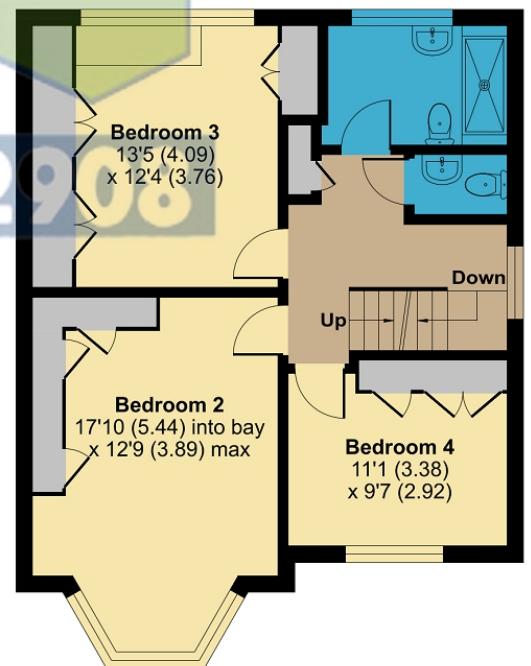
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR