

Orchard Grove, Edgware, Greater London. HA8 5BN



- 4 Bedrooms
- Off Street Parking
- Ready for HMO Usage (STP)
- Close to Schools
- Freehold
- Large Kitchen
- Close to Shops
- Within Catchment Area of Krishna Avanti Primary School

£715,000

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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Kitchen (14' 0" x 9' 1") or (4.27m x 2.76m)

Dining Room (8' 9" x 7' 10") or (2.66m x 2.40m)

Bathroom

Lounge (15' 11" x 13' 4") or (4.84m x 4.06m)

GARDEN (54' 1" x 13' 1") or (16.48m x 3.99m)

Garage (26' 6" x 9' 2") or (8.08m x 2.80m)

Garage Conversion (13' 11" x 9' 1") or (4.24m x 2.76m)

Bedroom 1 (12' 8" x 10' 5") or (3.87m x 3.18m)

Bedroom 2 (16' 5" x 11' 2") or (5.01m x 3.40m)

Bedroom 3 (10' 4" x 9' 9") or (3.16m x 2.98m)

Bedroom 4 (8' 9" x 6' 1") or (2.66m x 1.86m)

Bathroom

Tenure

We are informed that the tenure is Freehold

Council Tax

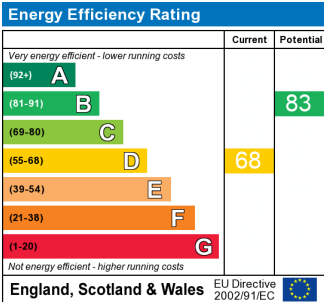
Council tax band: D

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



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 = 1039 sq ft / 96.5 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 243 sq ft / 22.5 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 1457 sq ft / 135.1 sq m

For identification only - Not to scale

