

# ESTATE AGENTS

## Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, Ha8 7LY  
Fax 020 8381 3136

[www.melvinjacobs.com](http://www.melvinjacobs.com)



Priory Field Drive, Edgware, Middx. HA8  
9PU

**Normal 799,950**

- 5 Bedrooms & 3 Bathrooms
- Cloakroom
- 4 Reception Rooms
- 18ft Kitchen/ Breakfast Room
- Garage/ Store Room
- Garden
- Off Street Parking
- Gas Central Heating
- 2 En- Suites

Ref: PRA10436

Viewing Instructions: Strictly By Appointment Only



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 contact.

 **OnTheMarket.com**  
coming January 2015

## General Description

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We are pleased to welcome to the market this 5 Bedroom Detached Tudor Style, 3 Bathrooms (2 En-Suite, 1 Shower Room) family home situated just off Hale Lane situated in this very sought after road. The property is within easy access to both Edgware's and Mill Hill's excellent shopping facilities, transport, places of worship and the Eruv. The property is currently let from 1st March 2016 on an assured shorthold tenancy at a rental of £2500.00 PCM being sold with the benefit of the existing tenants in situ. Viewing is Highly Recommended for viewing, by appointment, through Sole Agents Melvin Jacobs on 020 8381 2908.

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## Accommodation

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### Entrance Hall

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### Guest Cloakroom

White suite comprising wash hand basin and low level toilet. Window.

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### Lounge/Dining Room (28' 10" x 9' 09" ) or (8.79m x 2.97m)

Leaded light window overlooking front. Double aspect. Wood stripped flooring, recessed spot lights.

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### Study/Store Room (6' 06" x 6' 0" ) or (1.98m x 1.83m)

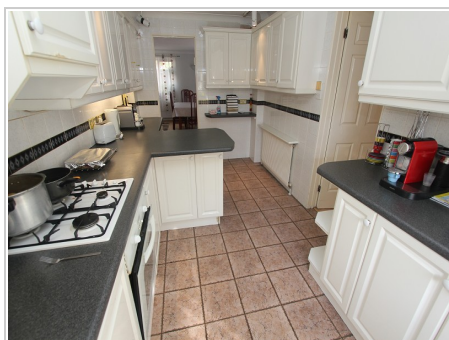
Wood stripped flooring

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### Family Room (17' 0" x 11' 0" ) or (5.18m x 3.35m)

Dual aspect.

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### Kitchen/Breakfast Room (18' 04" x 8' 10" ) or (5.59m x 2.69m)

Single drainer single bowl stainless steel sink unit with waste disposal unit. Range of wall and floor units with Formica work surfaces. Single electric oven and gas hob with extractor. Plumbed for dishwasher. Breakfast bar.

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### Utility Room (7' 04" x 5' 06" ) or (2.24m x 1.68m)

Gas central heating boiler serving hot water and heating. Door to Family Room.

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### Converted Garage/Store Room (16' 06" x 7' 07" ) or (5.03m x 2.31m)

Double doors to front, with leaded light windows and window overlooking side.

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## First Floor

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**Bedroom 1 (13' 07" x 12' 07" ) or (4.14m x 3.84m)**

Access to:

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## En-Suite Bathroom

Coloured 4 piece suite comprising corner bath with shower attachment, his and hers wash hand basins and low level toilet. Heated towel rail. Window. Part tiled walls and floor.



**Bedroom 2 (11' 09" x 10' 03" ) or (3.58m x 3.12m)**

Range of fitted wardrobes and bedside cabinets. Access to :

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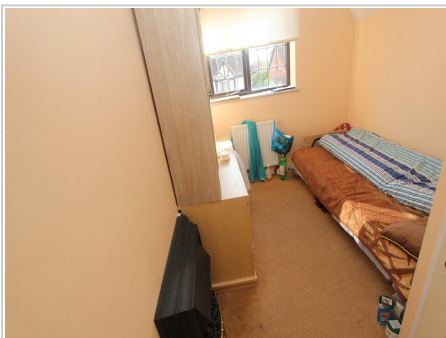
## En-suite shower room

Fitted with a shower cubicle, wash hand basin and low level flush WC.



**Bedroom 3 (13' 03" x 12' 06" ) or (4.04m x 3.81m)**

Range of fitted wardrobes. Matching dressing table. Leaded light window overlooking rear.



**Bedroom 4 (13' 09" x 9' 0" ) or (4.19m x 2.74m)**

Leaded light windows overlooking front

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**Bedroom 5 (9' 03" x 7' 03" ) or (2.82m x 2.21m)**

Built in cupboard.

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## Bathroom

White suite comprising corner panelled bath, with shower attachment over, wash hand basin, heated towel rail, low level flush wc and part tiled walls and flooring. Window.

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## EXTERIOR

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## GARDEN

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## Driveway

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## Services

Mains electricity, mains water, mains drainage, mains gas

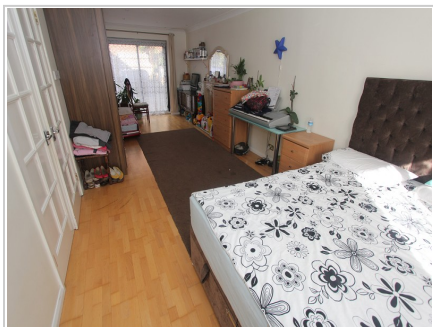
## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*