



8 Canons Close, HA8 7QR

£800,000 Offers In The Region Of

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Property Description

An opportunity to purchase this link Detached family house set in a close, in the ever popular Canons Drive Estate.

This wonderful home benefits from a Kitchen/Breakfast Room, extended Reception Room, Dining Room and the added benefit of a cloakroom located on the ground floor of the property. To the first floor are Three double Bedrooms with two bathrooms (1 en-suite).

Externally, there is garage which could be converted (sttp) into an additional Reception Room, off street parking and a delightful, mature, rear garden.

Canons Close is located within walking distance of the Broadwalk Shopping Centre and provides easy access to both Edgware (Northern Line) Underground Station and Canons Park (Jubilee Line) Underground Station. Popular local schools, including North London Collegiate are within close proximity as are places of worship.


Sole Agent

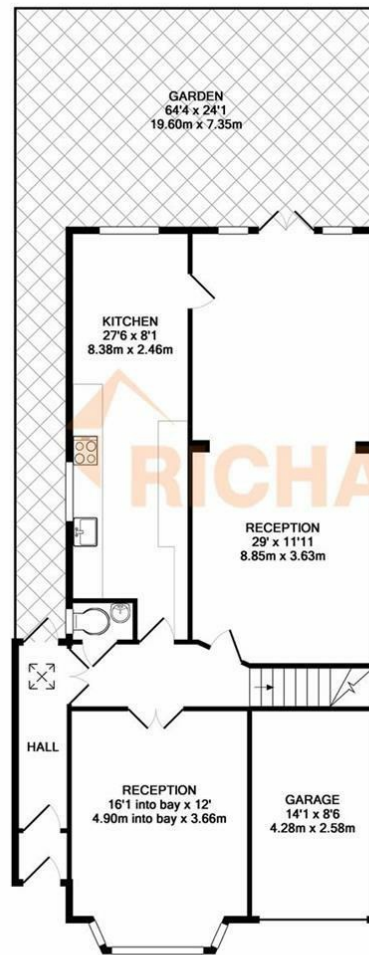
Key Features



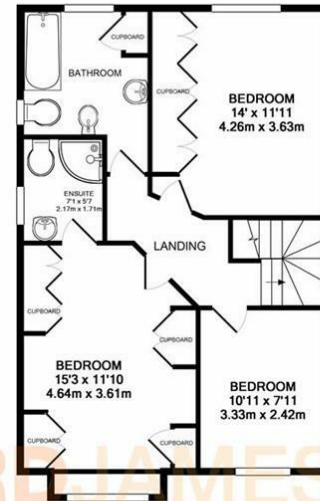
Important Information

- **Price:** £800,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Edgware

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1671 SQ.FT. (155.2 SQ.M.)
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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