



7 Canons Drive, HA8 7QX

£1,825,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

Situated in Edgware's most sought after roads, this stunning substantial detached family home arranged over three floors and extends to approximately 3,039 sq. ft / 282.3 sq. m.

The ground floor offers excellent living and entertaining space comprising a spacious reception room, separate family room, and a large kitchen/dining room overlooking the garden. Further benefits include a utility room, guest WC, and integral garage.

To the first floor there is an impressive principal bedroom suite with en suite shower room, two further double bedrooms and a family bathroom.

The second floor provides a further double bedroom with an en suite bathroom room together with extensive eaves storage.

Externally, the property features ample off street parking via a large driveway and a mature landscaped rear garden extending to approximately 98 ft, ideal for families and outdoor entertaining.

Canons Drive is a wide, tree-lined road forming part of an exclusive private estate, benefitting from a seven-acre private lake accessible only to residents. The property is conveniently located within easy reach of Canons Park Underground Station and within a short walk of Edgware Station.

Council Tax Band H

Sole Agent

Key Features

- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN
- GARAGE
- CLOSE TO LOCAL AMENITIES
- 3039 SQFT / 282.3 SQM
- THREE BATHROOMS (TWO EN SUITE)
- OFF STREET PARKING FOR SEVERAL CARS
- SOUGHT AFTER LOCATION
- GUEST WC

Important Information

- **Price:** £1,825,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Edgware

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	













Canons Drive, H&B
 Total Gross Area: 3039 sq. ft. - 282.3 m²
 (including Garage & Eaves Storage)

All measurements are approximate and for identification purposes only. Not to scale. Consistent with the EPC and all necessary plans.

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 will 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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

richard james
 ESTATE AGENTS

T 020 8959 9191
 E enquiries@richardjames.biz
 A 21 The Broadway | Mill Hill
 London | NW7 3DA

richardjames.biz