

ESTATE AGENTS

Residential Sales & Lettings

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Dukes Avenue, Edgware, Greater London.
HA8 7RZ

Normal £1,950,000

- 7 Bedrooms
- 4 Bathrooms
- Lounge
- Dining Room
- Games Room
- Kitchen/Breakfast Room
- Utility Room
- Garden
- Driveway and Off Street Parking
- Backing Onto Private Lake

Ref: PRA10721

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 contract.

 **OnTheMarket.com**
coming January 2015

General Description

An imposing Tudor Style Substantially Spacious Family Home with 7 Bedrooms and 4 Bathrooms. The property is situated in this unique position on the infamous Canons Drive Estate backing onto the private lake. In our opinion, this home has been well maintained and improved by its current owners and is within easy reach of all local amenities including North London Collegiate School. Viewing is truly a must through Sole Agents - Melvin Jacobs on 020 8381 2908.

Accommodation

Property Details

Entrance Porch
Marble tiled floor

Spacious Entrance Hall
18'9 x 12'3 Cloaks cupboard, marble tiled floor.

Guest Cloakroom
White suite comprising low flush wc, wash hand basin. Tiled walls and floor. Window.

Lounge
26'6 x 12'3 Two sets of double doors to garden. Ceiling rose, coved cornicing, picture rail.

Dining Room
18'9 x 12'3 Double aspect. Wood strip flooring. Picture rail.

Game Room
17' x 13'3 Bay window overlooking front. Wood strip flooring. Picture rail.

Kitchen/Breakfast Room
23'3 x 14' Range of wall and base units with Granite work surfaces. One and a half bowl single drainer sink unit. Space for double fridge/freezer. Concealed cupboard with plumbing for washing machine. Integrated dishwasher and plumbing for 2nd dishwasher. Triple Aga with electric and gas combination. Sky light. Ceramic tiled walls, marble tiled floor. Door to side and window and door to rear garden.

Utility Room/2nd Kitchen
12'6 x 8'3 Extensive wall and base units. Stainless steel single drainer sink unit. Plumbed for washing machine and space for tumble dryer. Valliant combi boiler. Ceiling hanging airer.

FIRST FLOOR

Landing
20' x 11'3 Feature window

Bedroom 1
22' x 14' Range of fitted wardrobes. Wood strip flooring. Twin window overlooking front.

Ensuite Bathroom
White suite comprising panelled bath with shower attachment. Wash hand basin in vanity unit. Double shower cubicle with mega shower head. Low flush wc. Tiled walls and floor.

Bedroom 2
24'4 x 12'6 Double aspect with views over garden and private lake.

Ensuite Shower Room
Suite comprising corner shower cubicle, wash hand basin in vanity unit. Low flush wc.

Bedroom 3

17'3 x 10'3 Range of fitted wardrobes. Window overlooking garden and private lake. Access to:-

Jack 'n' Jill Bathroom for Family Bathroom

Bedroom 4

18'6 x 13'6 Bay window overlooking front. Range of fitted wardrobes. Wood strip flooring. Coved cornicing.

Family Bathroom/Jack 'n' Jill to Bedroom 3

White coloured suite comprising panelled bath wide end. Shower attachment and separate shower drencher head. Pedestal wash hand basin. Low flush wc. Heated towel rail. Tiled walls and floor. Window.

SECOND FLOOR

Bedroom 5

19'9 x 14'9 Range of fitted wardrobes. Window and 2 Velux windows with panoramic views over lake. Eaves storage.

Bedroom 6/Playroom

16'6 x 15'5 'L' shaped. Velux window. Eaves storage. Wood strip flooring.

Bedroom 7/Office

11'3 x 9'3

Shower Room

Suite comprising corner shower cubicle. Wash hand basin in vanity unit. Low flush wc. Ceramic tiled walls and floor. Heated towel rail.

EXTERIOR

Garden

Laid to lawn with patio area, flower borders. 2 side gates with access to garden. Gated access to private lake.

Driveway and Off Street Parking for Several Cars

Price £1,950,000 Freehold - Subject to Contract

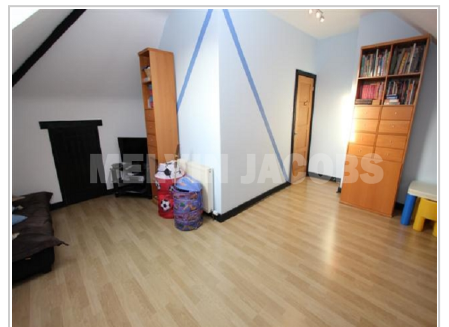
Services

Tenure

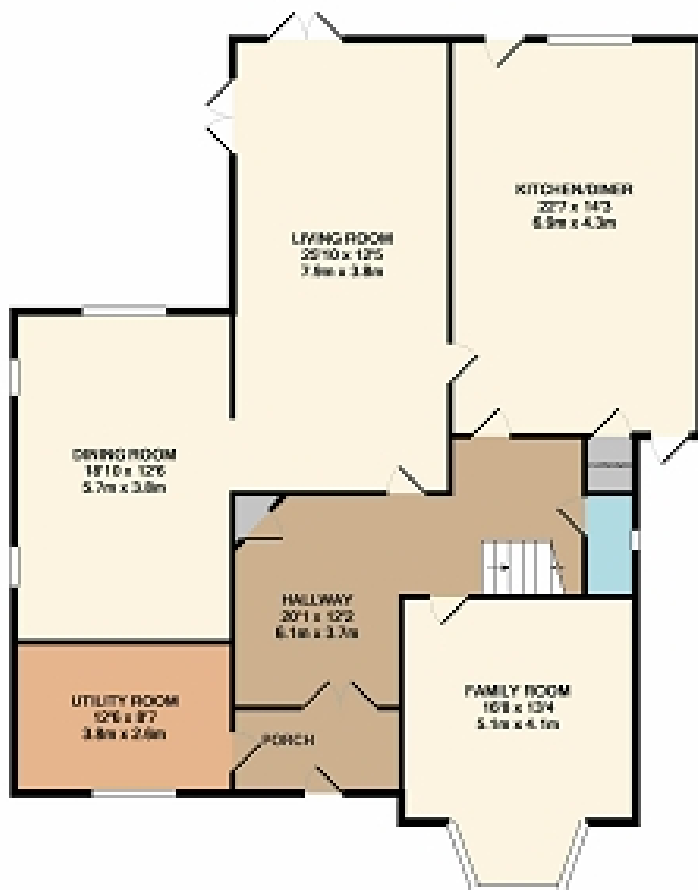
We are informed that the tenure is Not Specified

Council Tax

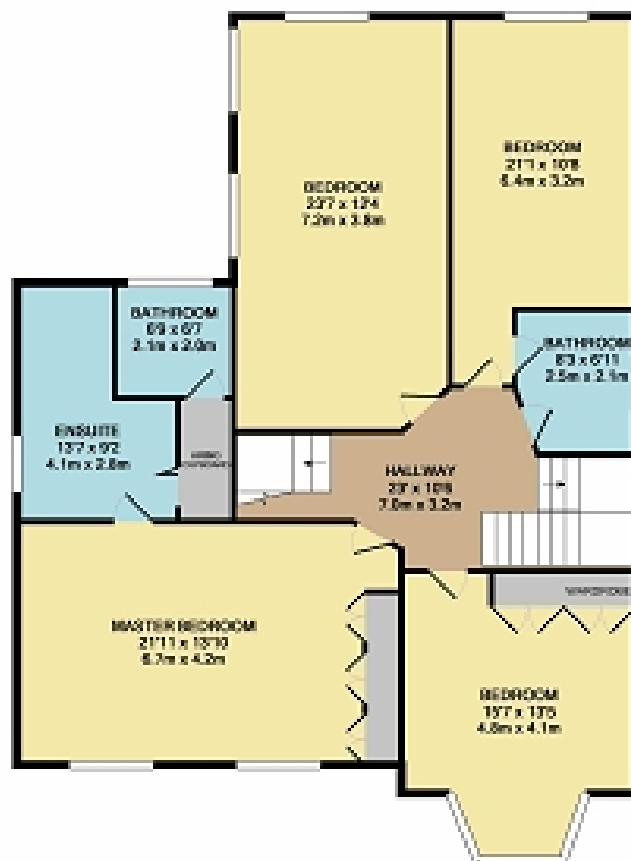
Band Not Specified







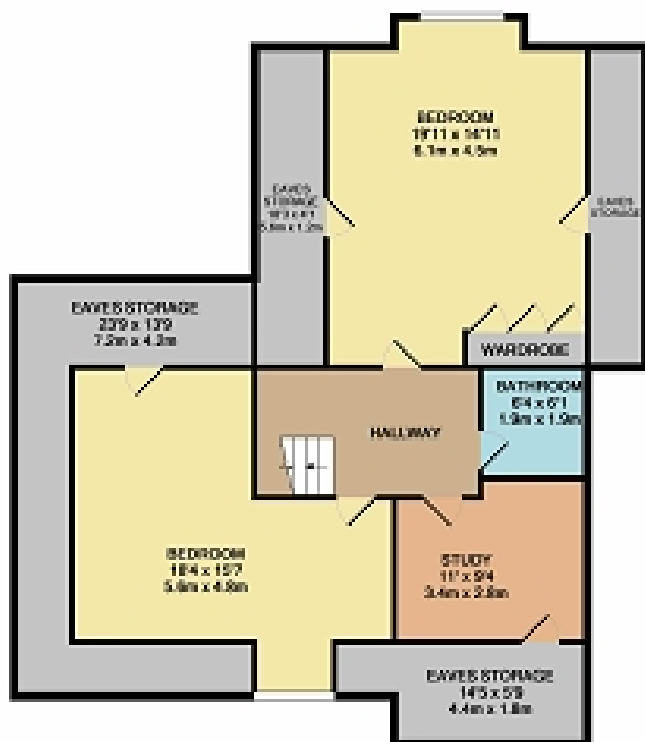
GROUND FLOOR
APPROX. FLOOR
AREA: 1188 SQ. FT.
(109.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA: 1082 SQ. FT.
(100.6 SQ. M.)

TOTAL APPROX. FLOOR AREA: 2845 SQ. FT. (264.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their condition or efficiency. Contact your local estate agent for more information.



2ND FLOOR
APPROX. FLOOR
AREA: 1100 SQ. FT.
(101.8 SQ. M.)

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.

