



**32 Canons Drive, HA8 7QT**  
£2,000,000 Offers Over

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ESTATE AGENTS

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## Property Description

Commanding a wide plot on the most sought after road in Edgware and on the market for the first time in over 40 years is this large attractive family home.

The house is predominantly arranged over three floors, 3661 sq ft/340.1 sq m and incorporates, three reception rooms, an indulgent Principal Bedroom Suite, Three/Four further Bedrooms, Two further Bathrooms, large Kitchen/Diner and wonderful, versatile, entertaining areas.

Whilst already an imposing property there is ample scope to extend should one need and STPP and to add a Potential annexe.

The house enjoys tremendous views to the front over the 'Basin Lake', double width integral Garage, ample off street parking for 6 cars and rear Garden which extends to over 100'/31m.

## Key Features

- DETACHED FAMILY HOUSE
- AMPLIFIED OFF STREET PARKING
- 3661 SQFT / 340.1 SQM
- STUNNING VIEWS OVER BASIN LAKE
- WIDE PLOT
- DOUBLE WIDTH INTEGRAL GARAGE
- LANDSCAPED REAR GARDEN
- SCOPE FOR VARIOUS EXTENSION STPP AND POTENTIAL ANNEXE
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION

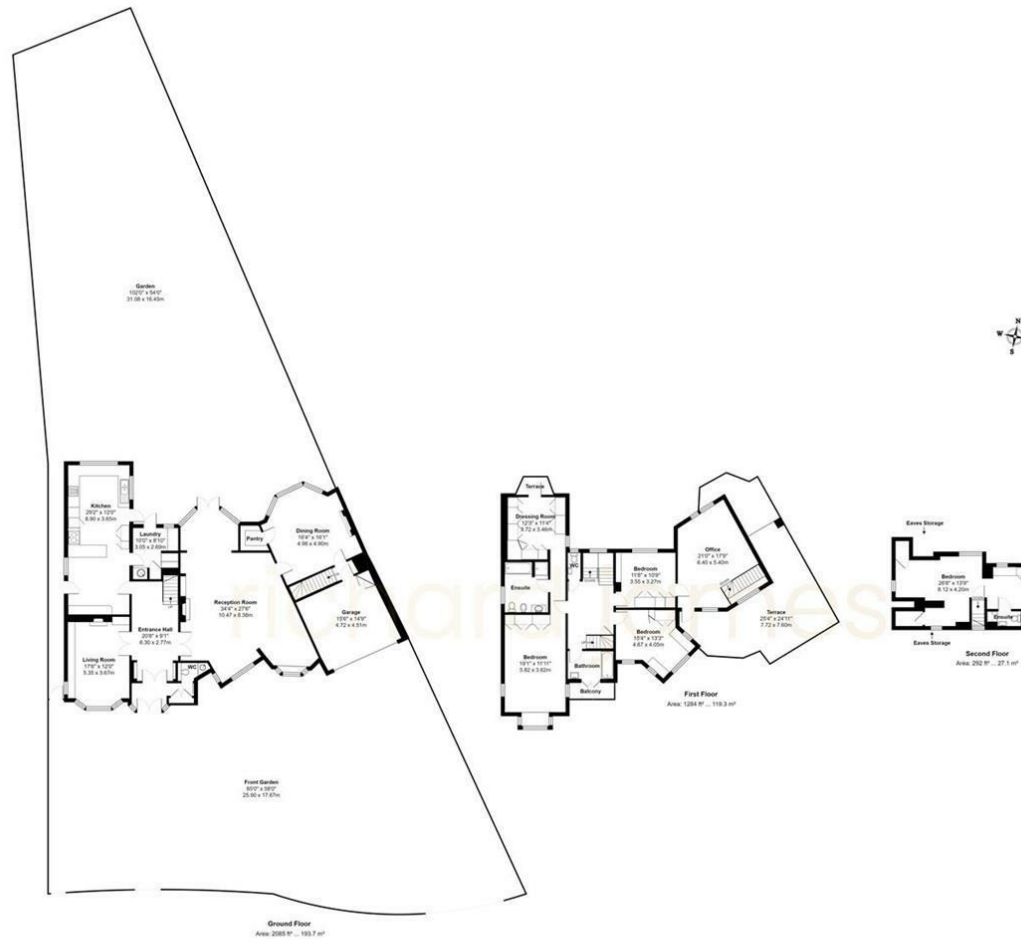
## Important Information

- **Price:** £2,000,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







**Canons Drive NW7**  
Total Gross Area: 3661 sq' ... 340.1 m<sup>2</sup> (excluding eaves storage)

Floor plans are for identification and guidance purposes only, not to scale. Dimensions include space of measuring appliance.

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.

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