



**44 Canons Drive, HA8 7QY**

**£2,350,000**

**richard  
james**  
ESTATE AGENTS

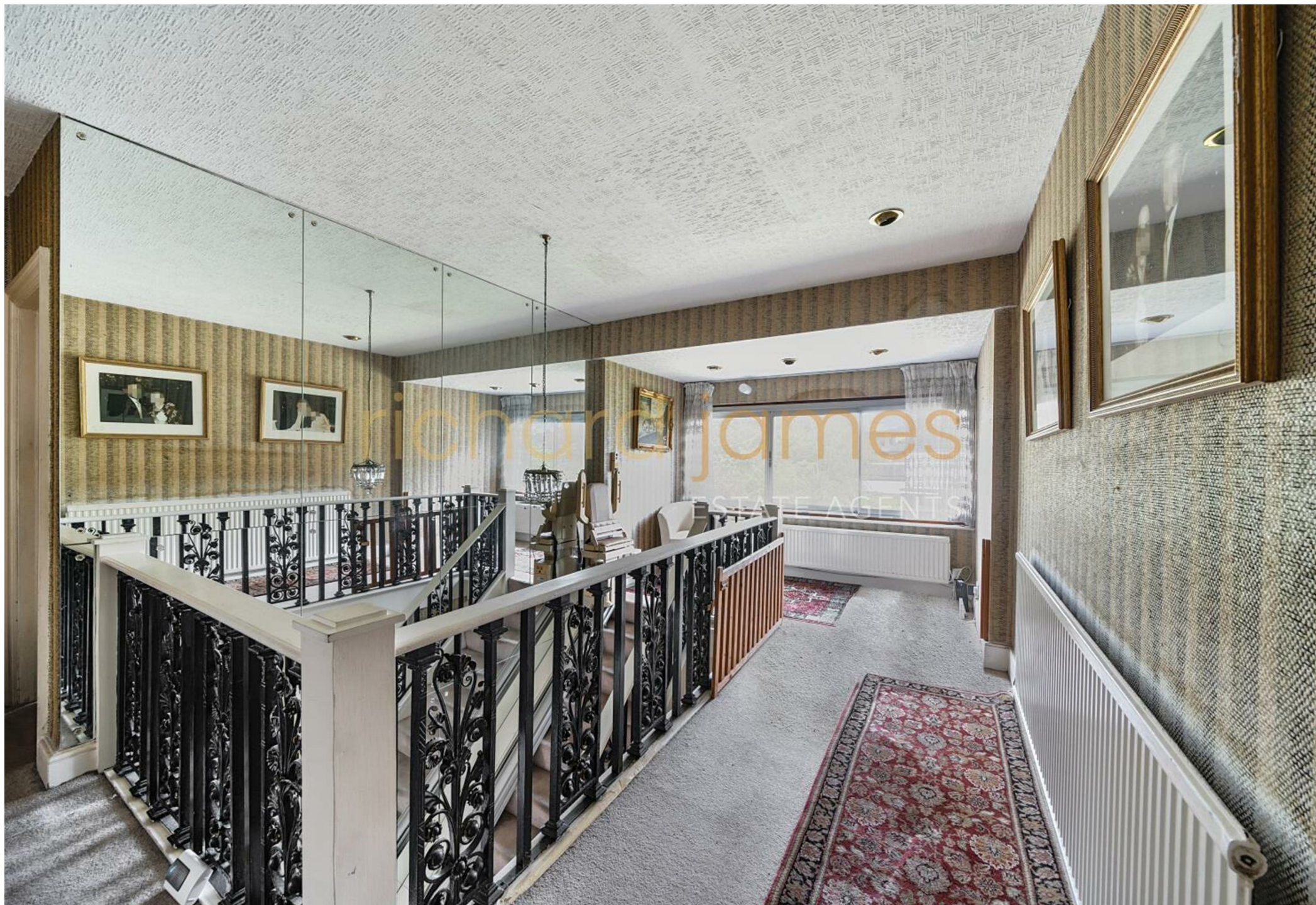
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## Property Description

In the most sought after road in Edgware and on the market for the first time in over 30 years is this large, 4216 sq ft/383.3 sq m, detached family home.

The house is arranged largely over two floors and is in need of modernisation and would also lend itself to extension STPP if required. The accommodation includes Five Bedrooms, Three Bathrooms (en-suite), large Entrance Hall, double Reception Room, Dining area, Tv/Family Room, Kitchen/Breakfast Room, Utility Room and guest Wc. There is a large Loft Room, ideal as a Snooker Room/Playroom or additional Bedroom space.

Externally there is ample off street parking, Garage and approx 98' mature rear Garden.

Canons Drive is a wide tree lined street and is part of a private 'Estate' which boasts its own Seven Acre Private Lake which is only accessible to residents. Canons Drive is located minutes from Canons Park Tube and a short walk to Edgware Station. Popular local schools including North London Collegiate are within close proximity as are places of worship and several parks.

Council band H

Sole agent

## Key Features

- LARGE DETACHED FAMILY HOME
- THREE BATHROOMS (1 EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- AMPLE OFF STREET PARKING
- APPROX 98' REAR GARDEN
- FIVE BEDROOMS
- LARGE ENTRANCE HALL
- TWO RECEPTION ROOMS
- GARAGE
- CLOSE TO SHOPS AND TRANSPORT

## Important Information

- **Price:** £2,350,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Location:** 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>		
(55-68) <b>D</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

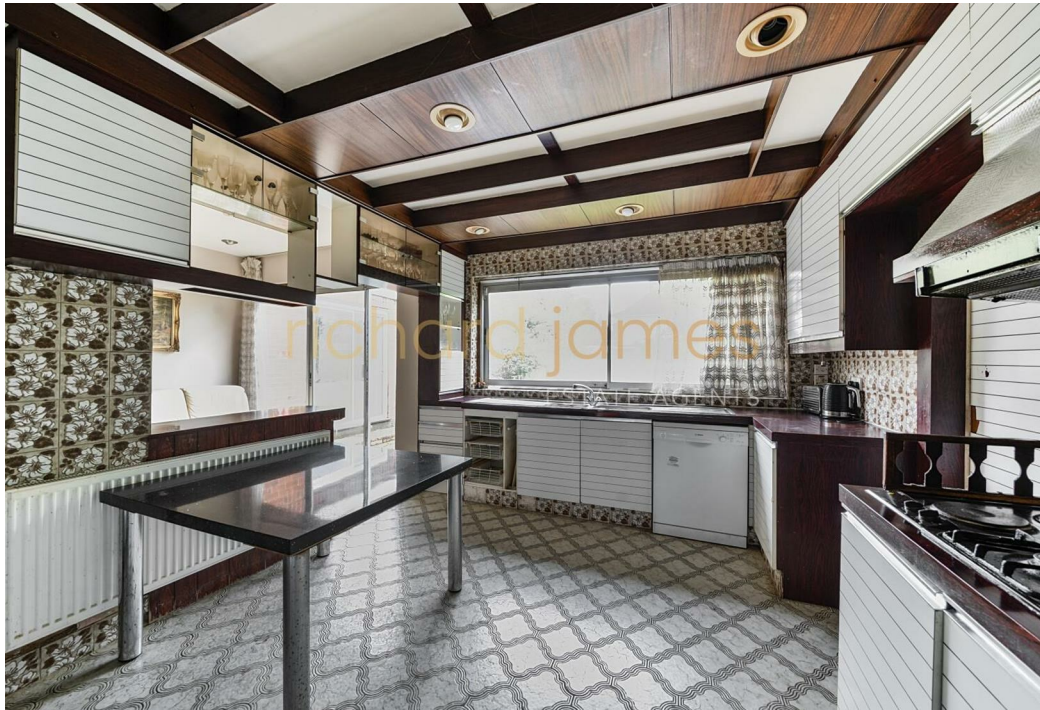
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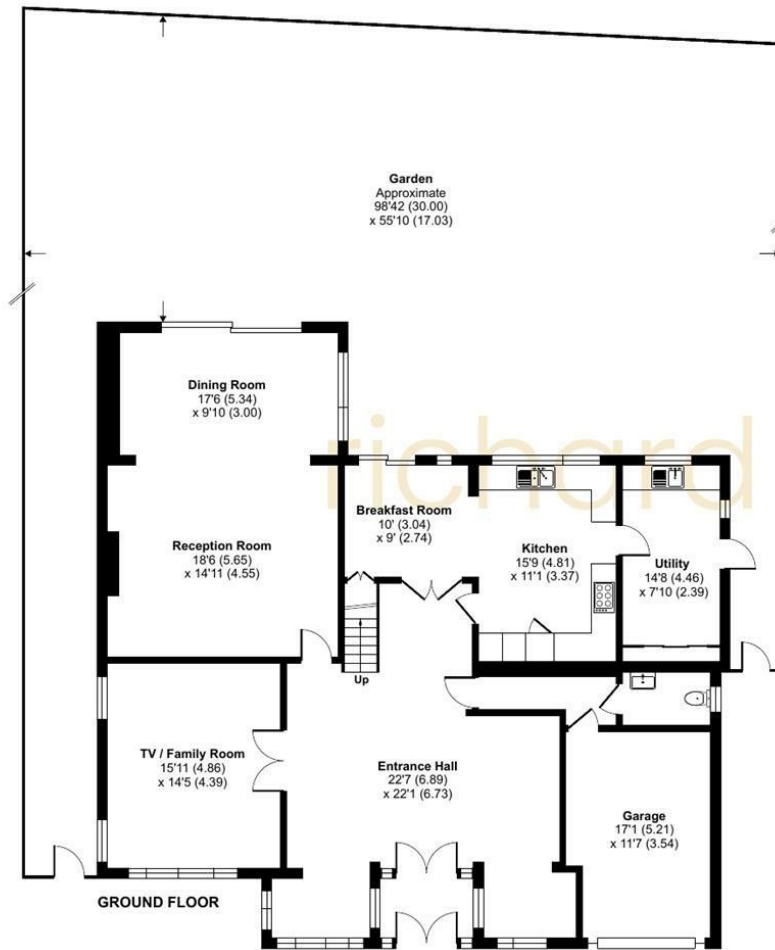




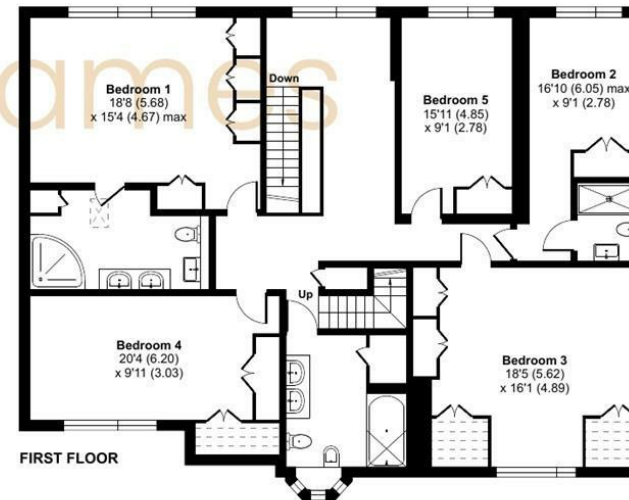
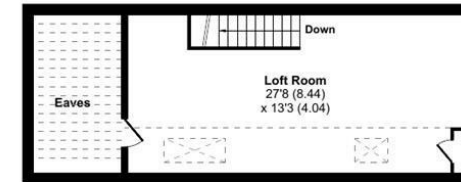


Approximate Area = 4126 sq ft / 383.3 sq m (including limited use area)

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Richard James Estate Agents Ltd. REF: 1278736

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 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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