



55 Canons Drive, HA8 7RG

£1,500,000

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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 Detached attractive family home.

The house is arranged over three floors, 2689 sq ft/249.9 sq m and incorporates, three reception rooms, an indulgent Principal Bedroom Suite, Three/Four further Bedrooms, Family Bathroom, Kitchen/Diner and wonderful, versatile, entertaining areas.

Whilst already an imposing property there is scope to extend further on the ground floor should one need and STPP. The house enjoys tremendous treelined views from all aspects, ample off street parking for several cars, a mature rear Garden which extends to over 100' / 249.8 sq m with a heated swimming pool.

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.

Council band H

Sole agent

Key Features

- FIVE BEDROOMS
- TWO BATHROOMS (1 EN-SUITE)
- LARGE RECEPTION/DINING ROOM
- TV/FAMILY ROOM
- STUDY
- FULLY FITTED KITCHEN
- APPROX 100' SOUTH FACING REAR GARDEN
- SWIMMING POOL
- OFF STREET PARKING
- CLOSE TO SHOPS AND TRANSPORT

Important Information

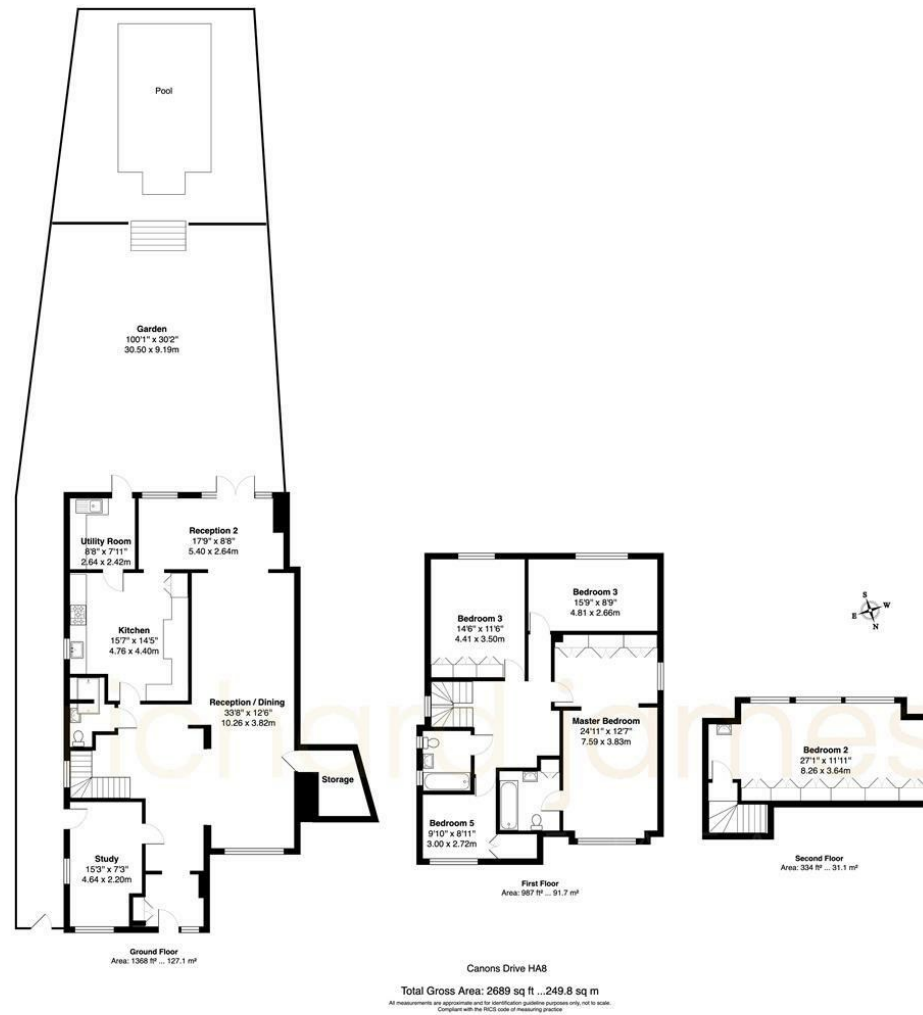
- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









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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