



## Canons Drive Edgware

**£1,425,000**

Davidson Frost-Wellings are pleased to present this five bedroom, three bathroom corner plot house on Canons Drive. This home offers four reception rooms, a guest WC as well as a modern kitchen and loft space used as a office.

Externally, there is off street parking and a good sized south facing rear garden, and the house is offered with no onward chain.

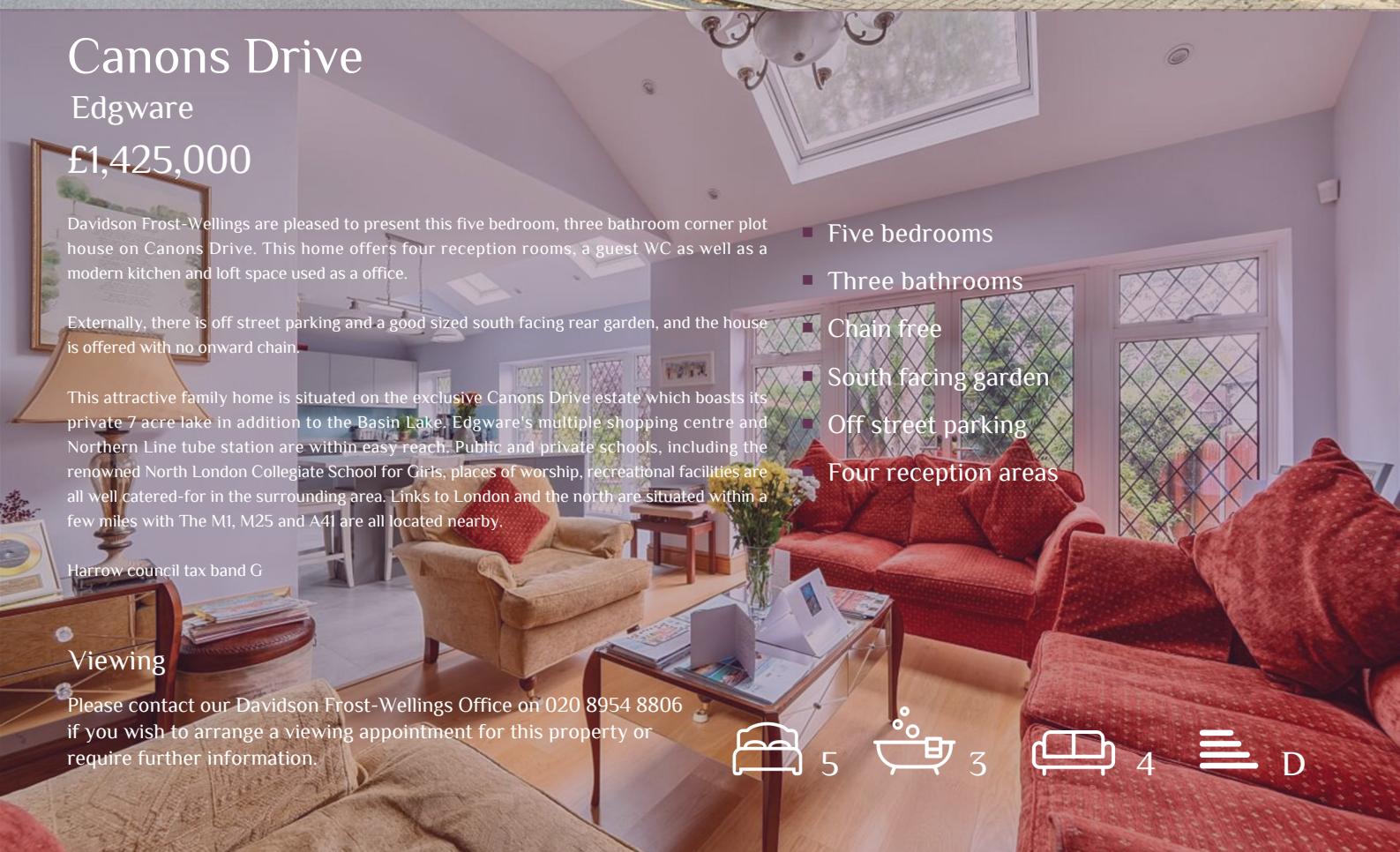
This attractive family home is situated on the exclusive Canons Drive estate which boasts its private 7 acre lake in addition to the Basin Lake. Edgware's multiple shopping centre and Northern Line tube station are within easy reach. Public and private schools, including the renowned North London Collegiate School for Girls, places of worship, recreational facilities are all well catered-for in the surrounding area. Links to London and the north are situated within a few miles with The M1, M25 and A41 are all located nearby.

Harrow council tax band G

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Five bedrooms
- Three bathrooms
- Chain free
- South facing garden
- Off street parking
- Four reception areas



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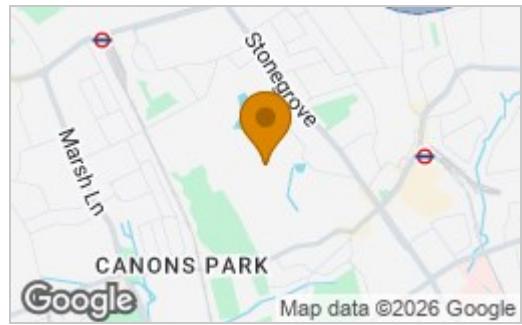
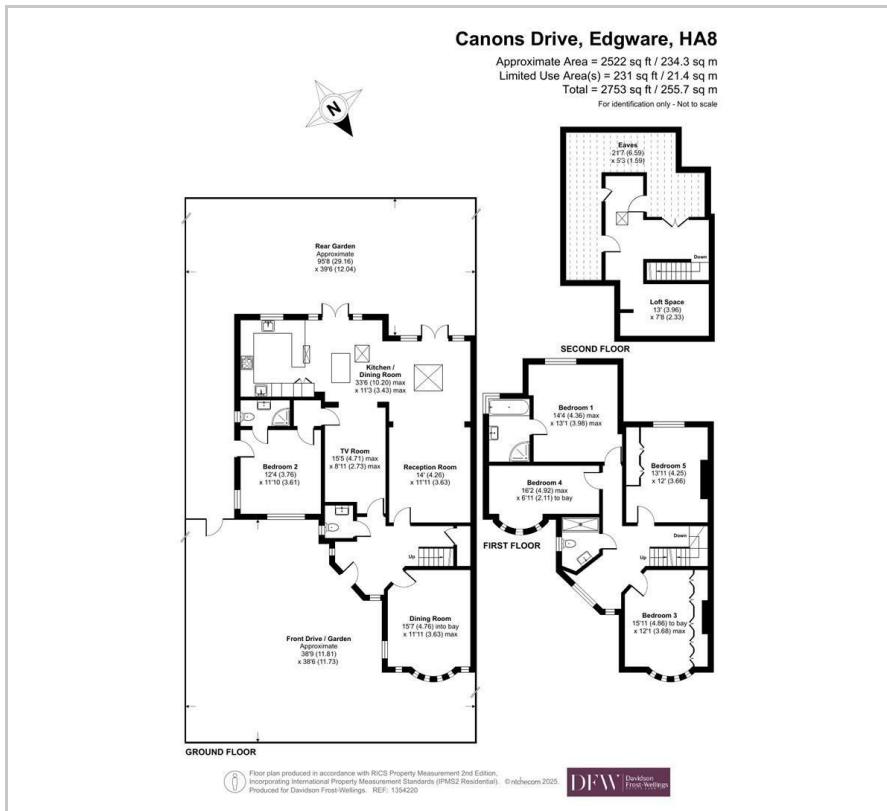
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## Floor Plan

## Area Map



## Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Color	Current	Potential
A	(92 plus)	Dark Green		
B	(81-91)	Medium Green		
C	(69-80)	Light Green		75
D	(55-68)	Yellow		57
E	(39-54)	Orange		
F	(21-38)	Red-Orange		
G	(1-20)	Red		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC



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