

Cavendish Drive Canons Drive Estate, Edgware



Nestled within arguably Edgware's most desirable Estate, sitting on a prominent corner plot and spanning 1,700 sq ft, this family home offers a sense of seclusion and charm.

Presenting generous living accommodation, this residence features a large entrance hall, flooded with natural light; a dual aspect intercommunicating reception/dining room; a well-appointed kitchen/diner; separate TV room and guest cloakroom.

Ascending to the first floor reveals four well-maintained double bedrooms, the master complete with fitted wardrobes and a shower room and a family bathroom.

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB

Externally, a well-manicured south-east facing garden provides ample amenity space whilst remaining un-overlooked, whilst to the front there is a mature lawn with driveway parking for two vehicles.

This enchanting Estate boasts its own seven-acre private lake and is situated mere moments from the renowned North London Collegiate School for Girls. The location offers effortless access to both Edgware (Northern Line) and Canons Park (Jubilee Line) Underground Stations.



Asking Price: £1,275,000 Freehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



Accommodation and Amenities:

Large Entrance Hall * Intercommunicating Reception Room/Dining Room *
TV Room * Kitchen * Guest Cloakroom * Master Bedroom with Fitted
Wardrobes and Shower Room * Three Further Bedrooms * Family
Bathroom * Southeast Facing Rear Garden * Driveway Parking for Two
Cars

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB

BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB