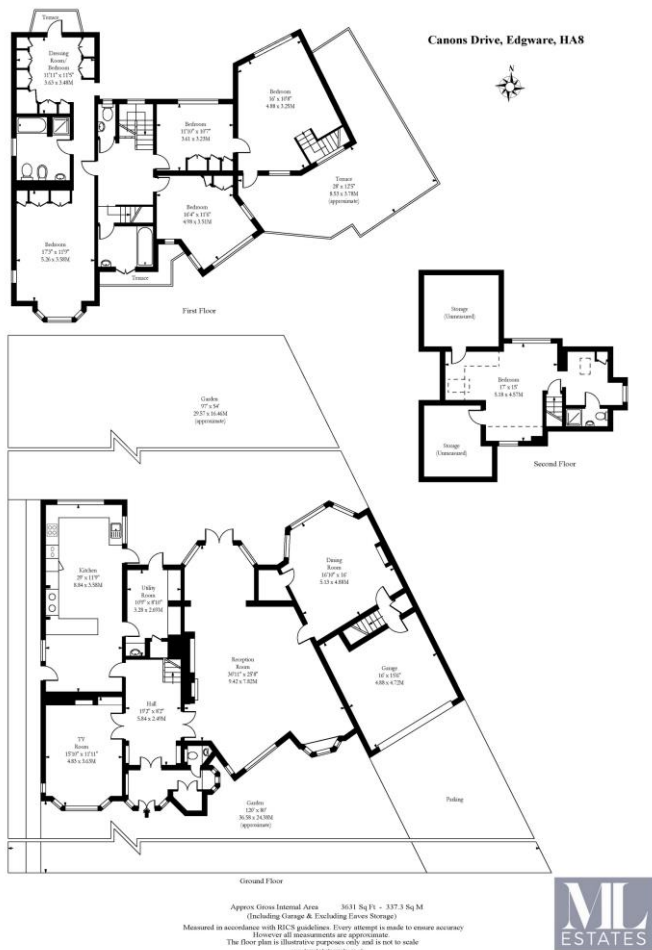




6 Bed Detached
Canons Drive
Middx HA8

- Substantial Family Home
- Wonderful Lake View
- Huge Front and Rear Gardens
- Potential Annexe

Auction guide price of £1,375,000
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

On the market for the 1st time in over FORTY YEARS is this STUNNING CHARACTER FILLED DETACHED DOUBLE FRONTED family home located on this wonderful wide tree-lined residential turning. Offering a vast amount of entertaining space over three large reception rooms along with a huge south facing front garden with lake views and private rear garden. Additionally, this beautiful family home offers completely flexible living arrangements with the potential to create either a separate annexe or self-contained apartment. Canons drive is located minutes from the

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.