



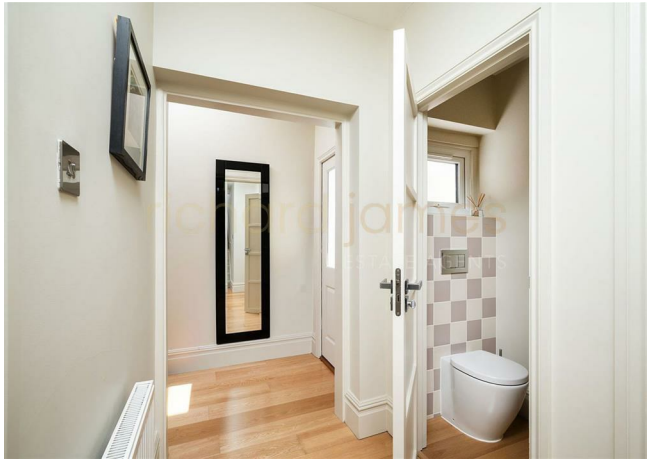
8 Canons Close, HA8 7QR

£1,250,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

An immaculately presented four-bedroom link-detached family home, set in a quiet close on the sought-after Canons Park Estate.

Thoughtfully redesigned by the current owner, the property features a superb open-plan kitchen, dining and family room. With a wonderful central island, underfloor heating and floor-to-ceiling windows overlooking the rear garden, it is ideal for modern family life and entertaining. A separate reception room and guest cloakroom complete the ground floor.

The extended first floor provides Four Bedrooms, including a Principle Bedroom with En-Suite Shower room, together with a large family bathroom.

Outside, there is a resin-bound driveway providing off-street parking for two cars, an integral garage with potential for conversion (subject to the necessary consents) and a mature garden.

The property is within easy reach of Edgware (Northern Line) and Canons Park (Jubilee Line) Underground stations, excellent local schools including North London Collegiate School, together with a wide range of shops and places of worship.

Council Tax Band G

Sole Agent

Key Features

- LINK DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS WITH RESIN DRIVEWAY
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- SEPARATE RECEPTION
- GUEST WC
- SOUGHT AFTER CANONS PARK ESTATE
- GARAGE

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Location:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(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 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.