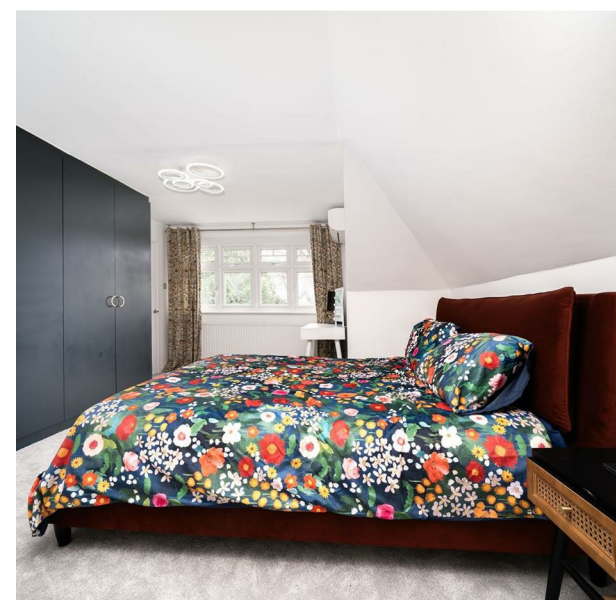


Canons Drive, Canons Drive Estate, HA8

£1,750,000



Canons Drive, Canons Drive Estate, HA8

£1,750,000

Set on one of Edgware's most sought-after roads, this substantial detached family home offers over 3,000 sq. ft of well-balanced accommodation arranged across three floors.

Situated on the prestigious Canons Drive private estate, residents enjoy access to a seven-acre private lake, with Canons Park Underground Station and Edgware Station both within easy reach.

Situated in Edgware's most sought after roads, this stunning substantial detached family home arranged over three floors and extends to approximately 3,039 sq. ft / 282.3 sq. m.

The ground floor offers excellent living and entertaining space comprising a spacious reception room, separate family room, and a large kitchen/dining room overlooking the garden. Further benefits include a utility room, guest WC, and integral garage.

To the first floor there is an impressive principal bedroom suite with en suite shower room, two further double bedrooms and a family bathroom.

The second floor provides a further double bedroom with an en suite bathroom room together with extensive eaves storage.

Externally, the property features ample off street parking via a large driveway and a mature landscaped rear garden extending to approximately 98 ft, ideal for families and outdoor entertaining.

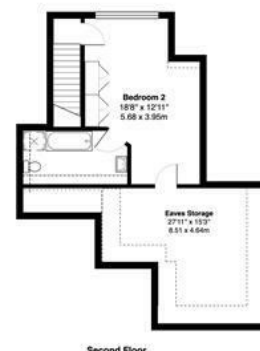
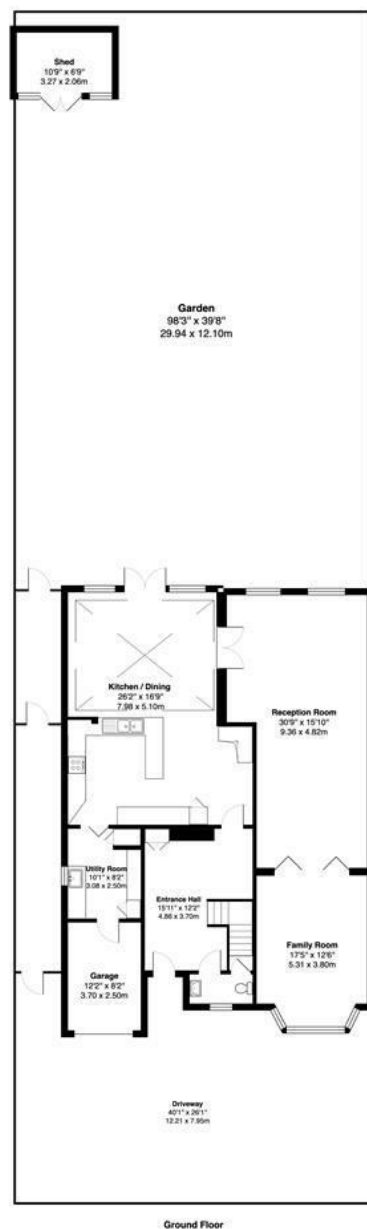
Canons Drive is a wide, tree-lined road forming part of an exclusive private estate, benefitting from a seven-acre private lake accessible only to residents. The property is conveniently located within easy reach of Canons Park Underground Station and within a short walk of Edgware Station.







Common Road
 Stanmore
 HA7 3HX
 020 8050 8810
 info@ldn-r.com
 ldn-r.com



Canons Drive, HA8

Total Gross Area: 3039 sq ft ... 282.3 m²
 (including Garage & Eaves Storage)

All measurements are approximate and for identification guidance purposes only, not to scale.
 Complies with the RICS code of measuring practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		