

Dorset Drive, Edgware, HA8
£1,150,000



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A rarely available five-bedroom detached family home occupying a generous plot within the prestigious Canons Drive Estate. Lovingly maintained by the same family for over 60 years, the property offers spacious accommodation, excellent privacy and access to the Estate's exclusive seven-acre private lake and parkland. Conveniently located for excellent schools, transport links and local amenities.

Set on a generous plot within the prestigious Canons Drive Estate, this handsome five-bedroom detached family home presents a rare opportunity to acquire a property that has been cherished by the same family for over 60 years.

The accommodation is both spacious and well-proportioned throughout, with each room offering excellent natural light and flexibility for modern family living. Meticulously maintained over the years, the property is ready for immediate occupation whilst also presenting an exciting opportunity for a purchaser to modernise and personalise the home to their own taste and requirements.

Externally, the property is surrounded by mature greenery, affording an enviable degree of privacy and seclusion. To the front, there is off-street parking for at least two vehicles, together with further potential to enlarge the driveway and accommodate up to five cars, should a future owner desire. A sizeable single garage provides additional parking and valuable storage space,

whilst also offering potential for conversion into further living accommodation, a home office or gymnasium, subject to the necessary consents.

A particular highlight of living on the Canons Drive Estate is the exclusive access afforded to residents to the estate's magnificent seven-acre private lake and surrounding parkland, providing a tranquil setting for walking, recreation and relaxation. This unique amenity, combined with the estate's established reputation as one of North West London's premier residential locations, continues to make Canons Drive one of the area's most desirable addresses.

This remarkable property enjoys all the advantages of this highly regarded and exclusive neighbourhood. Renowned for its tree-lined avenues, picturesque surroundings and residents-only private lake, the Estate offers a lifestyle rarely found within North West London. The property is conveniently located for excellent transport links, including nearby rail stations and major road networks, whilst also being within easy

reach of a number of highly regarded schools, including the renowned North London Collegiate School, situated within the Estate itself.



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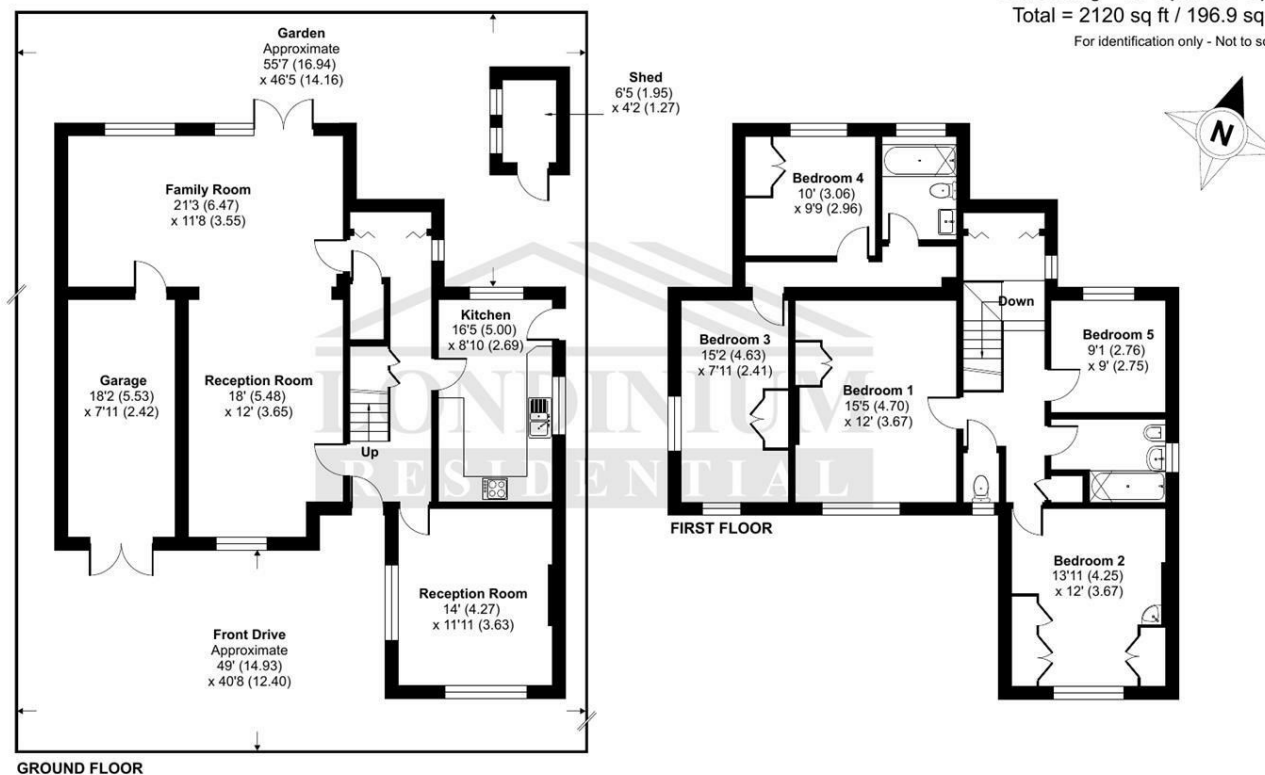
Approximate Area = 1942 sq ft / 180.4 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 2120 sq ft / 196.9 sq m

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	76
England & Wales		EU Directive 2002/91/EC	