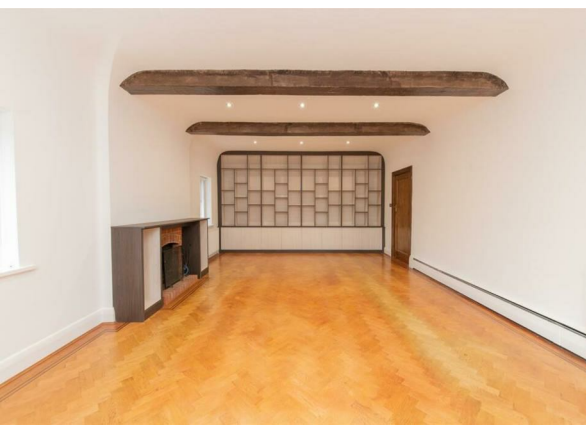


9 Canons Drive, Edgware, HA8 7QX
Asking Price £1,595,000



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Asking Price £1,595,000

Council Tax Band:

Every now and again, one of these highly sought-after, Tudor-style four-bedroom family homes becomes available on the open market and this particular property is a good example of why people want these properties.

Over two floors only and offering many original features; a grand entrance hallway; high ceilings; great reception space; kitchen/living area; office and a secluded south facing garden. This property also benefits from a single garage and driveway parking for approximately five cars.

Although beautifully presented throughout, this fine home may also appeal to aspiring families looking for the opportunity to create a dream home to their own specification and style. There is further potential (subject to planning permission) to extend and build into the roofline.

All roads on the Canons Drive Estate are exclusive but Canons Drive itself is the wide, tree-lined road that many will aspire to move into! This fairy-tale Estate boasts its own 7-acre private lake and encompasses several of the most prestigious roads in Edgware.

Canons Drive is located minutes from the famous North London Collegiate School for Girls, the Broadwalk Shopping Centre and easy access to both Edgware (Northern Line) and Canons Park (Jubilee Line) Underground Stations.

Entrance Hall * 23ft Reception Room * Kitchen/Dining Area * Study * Guest Cloakroom * Master Bedroom Suite with Dressing Room and Bathroom * Three Further Bedrooms * Family Bathroom * 122ft Mature South Facing Rear Garden * Garage * Driveway Parking





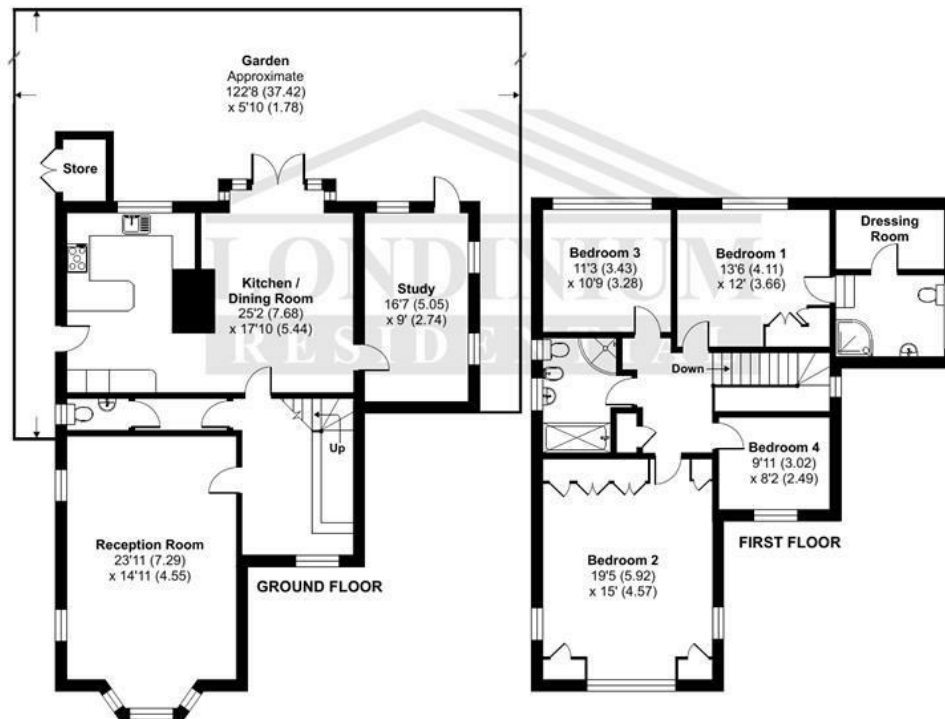
Canons Drive, Edgware, HA8

Approximate Area = 2158 sq ft / 200.4 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



Hollycroft Common Road, Stanmore, HA7 3HX

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC