

Dorset Drive, Edgware  
£1,450,000



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A magnificent five-bedroom, two-bathroom detached house situated on the prestigious Dorset Drive, nestled within the sought-after Canons Drive Estate.

This exceptional residence offers a tranquil living experience - combining a bright atmosphere, modern touches, enviable privacy and tremendous convenience to local amenities.

Upon entering, a large entrance hall awaits, setting the tone for the rest of the property. The ground floor boasts two impressive reception rooms; a fully fitted kitchen/diner which has been replaced in recent years; large utility area; downstairs guest cloakroom and beautiful bi-folding doors across the rear, granting unrestricted access to the secluded west facing garden.

The first floor boasts five generously sized bedrooms, providing comfort for the whole family. The master bedroom is particularly impressive in size, offering a larger than average bathroom with a generous walk-in-wardrobe area. Furthermore, the remaining bedrooms are all of a good size and the family bathroom boasts a full-size bath and shower along with a separate W/C.

Externally, the property is surrounded by lush greenery affording enviable privacy. The front benefits from off-street parking for at least two cars, however there is further potential to expand the driveway to accommodate up to five cars should a future owner wish. There is also access to a sizeable single garage.

This remarkable property enjoys the advantages of a highly regarded and exclusive neighbourhood, the area is renowned for its leafy surroundings and private lake - only accessible to residents. With excellent transport links, including easy access to major road networks, nearby train stations and within touching distance of some of the finest schools - including North London Collegiate, which is situated on the Estate itself.

#### Accommodation and Amenities:

Entrance Hall \* Living Room Intercommunicating with Dining Room \* Reception Room \* Kitchen/Breakfast Room \* Guest Cloakroom \* Master Bedroom with En Suite Bathroom \* Four Further Bedrooms \* Family Bathroom \* Separate WC \* Internal Garage \* West Facing Rear Garden with Terrace \* Mature Front Garden with Driveway Parking

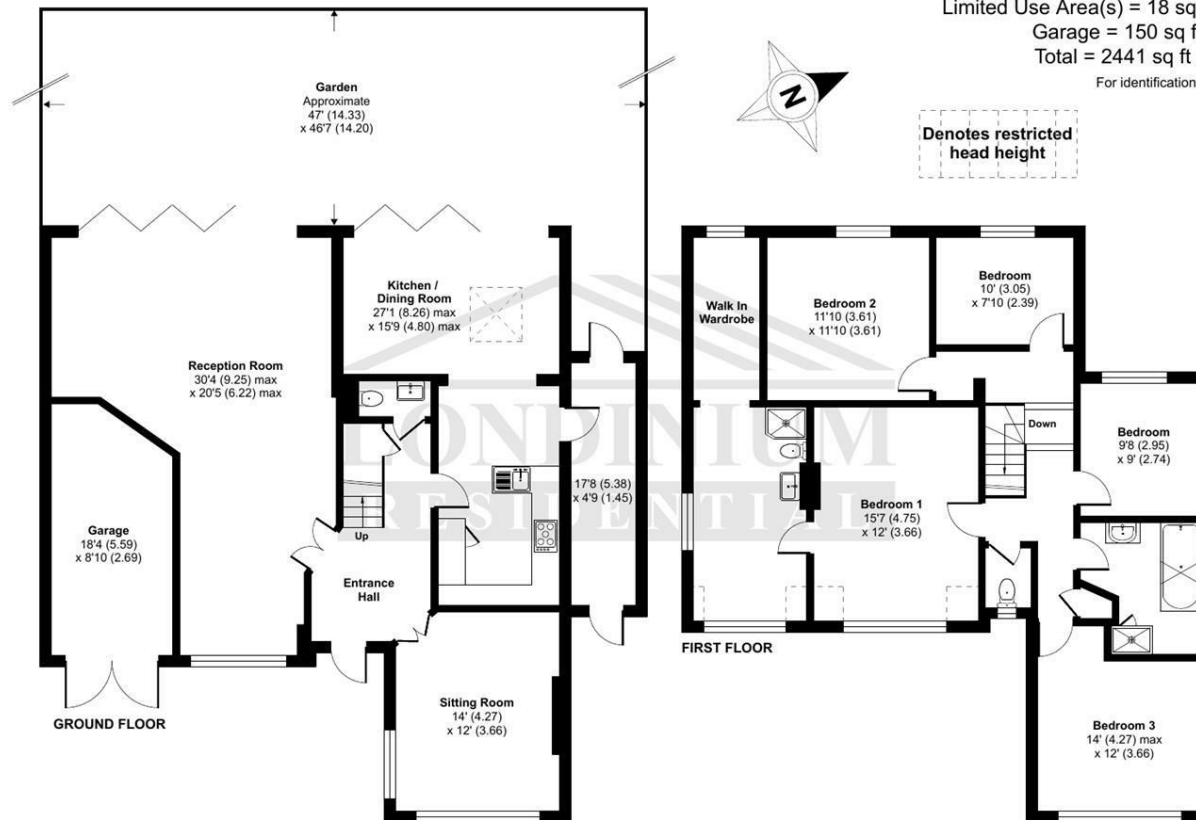




## Dorset Drive, Edgware, HA8

Approximate Area = 2273 sq ft / 211.2 sq m  
 Limited Use Area(s) = 18 sq ft / 1.6 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 2441 sq ft / 226.7 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		75
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	