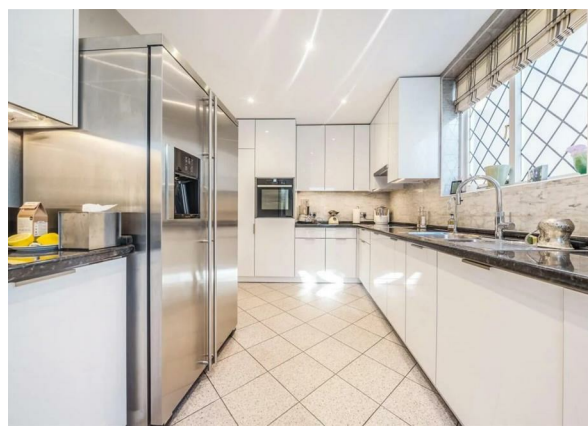
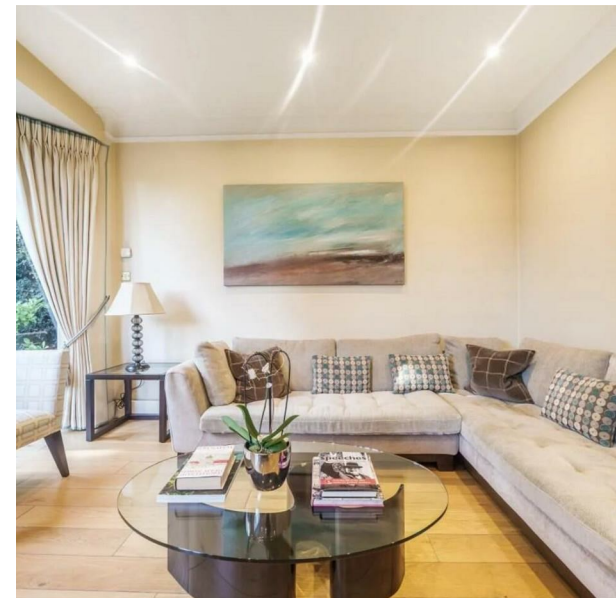


37 Cavendish Drive, Edgware, HA8 7NS
Asking Price £1,499,950



37 Cavendish Drive, Edgware, HA8 7NS

Asking Price £1,499,950

Council Tax Band: G

A stylish four-bedroom home spanning 2,200 sq ft, featuring three reception rooms, a modern kitchen with south-facing orangery, and an integrated garage. Upstairs includes a master suite with walk-through wardrobe, two further bathrooms, and three additional bedrooms. Highlights include an 80ft landscaped garden, parking for four cars, and access to a private seven-acre lake, all set near top schools and excellent transport links.

Nestled within an artfully crafted layout spread across two floors and spanning over 2,200 sq ft, this exquisite four-bedroom family haven exudes a sense of seclusion and charm. Seamlessly blending modernity with warmth, this residence features three thoughtfully designed reception rooms, a sleek contemporary kitchen seamlessly connected to a sun-drenched south-facing orangery, a convenient guest toilet and an integrated garage capable of accommodating one vehicle.

Ascending to the first floor reveals three impeccably maintained double bedrooms alongside a generously sized fourth bedroom, complete with a walk-through wardrobe in the master suite. Complementing the bedrooms are a family bathroom and two additional ensembles, imbuing the upper level with a harmonious sense of proportion. Outside, a picturesque south facing garden spanning almost 80ft beckons, accompanied by off-street parking capable of accommodating up to four cars.

This enchanting estate is graced with its own

seven-acre private lake, adorning several of Edgware's most prestigious roads. Situated mere moments from the renowned North London Collegiate School for Girls and the Broadwalk Shopping Centre, the location offers effortless access to both Edgware (Northern Line) Underground Station and Canons Park (Jubilee Line) Underground Station, ensuring convenience without compromise.

Accommodation and Amenities:

Entrance Hall * Family Room * Dining Room
Intercommunicating with Two Reception Rooms *
Kitchen leading to Orangery * Utility Room * Guest
Cloakroom * Master Bedroom Suite with Bathroom and
Dressing Room * Three Further Bedrooms (One with
En Suite Bathroom) * Family Bathroom * Garage with
Electric Door * Landscaped Rear Garden with Patio *
Front Driveway with Parking for up to Four Cars

Additional Features:

Front and Rear Feature Garden Lighting * Professionally
Installed Irrigation System (Front and Rear) *

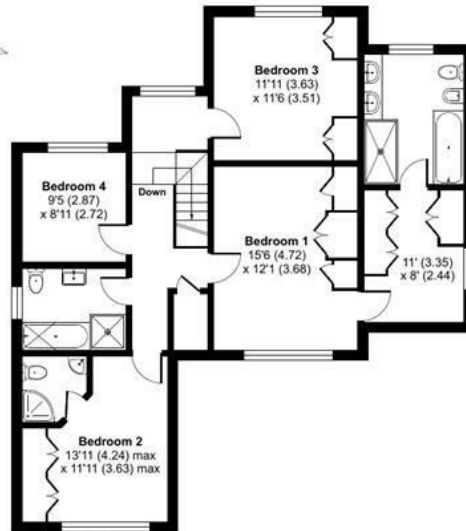
Underfloor Heating to the Ground Floor * Potential to
Extend to the Side (subject to planning consents)



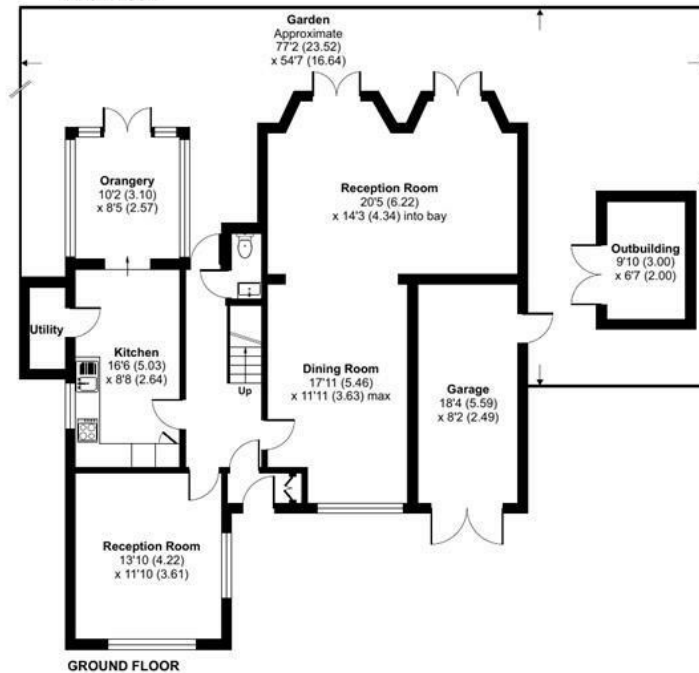
Cavendish Drive, Edgware, HA8

Approximate Area = 2086 sq ft / 193.8 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding = 65 sq ft / 6 sq m
 Total = 2303 sq ft / 213.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025.



Common Road, Stanmore, HA7 3HX

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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			
England & Wales		58	73
		EU Directive 2002/91/EC	