



Cavendish Drive, Edgware
Middlesex, HA8

A lateral family home situated in this desirable enclave

Preston Bennett

In association with Hamptons International

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Desirable Canons Park Estate | Freehold | Detached House | 6 Bedrooms | 5 Reception Rooms | 5 Bathrooms
| Off street parking | Contemporary kitchen/breakfast room | Self contained annexe

Asking Price £1,550,000 Freehold

Description

A superb home for a large or extended family with a separate annexe situated within the garden which provides a substantial office complex, or alternatively would suit a separate studio or home office or granny/teenager apartment, which currently comprises open plan office, bathroom and store. The main house is an attractive Tudor style detached home approaching to approximately 4,000 sq ft of family living has been extremely well maintained by the current owners. The accommodation is arranged as six bedrooms, five bathrooms and three flexible and spacious reception rooms, together with a contemporary kitchen breakfast room which overlooks the rear garden. Further ground floor accommodation comprises a self contained annexe which provides double bedroom, reception room and en suite bathroom which would suit extended families or possibly live in staff accommodation.

Location

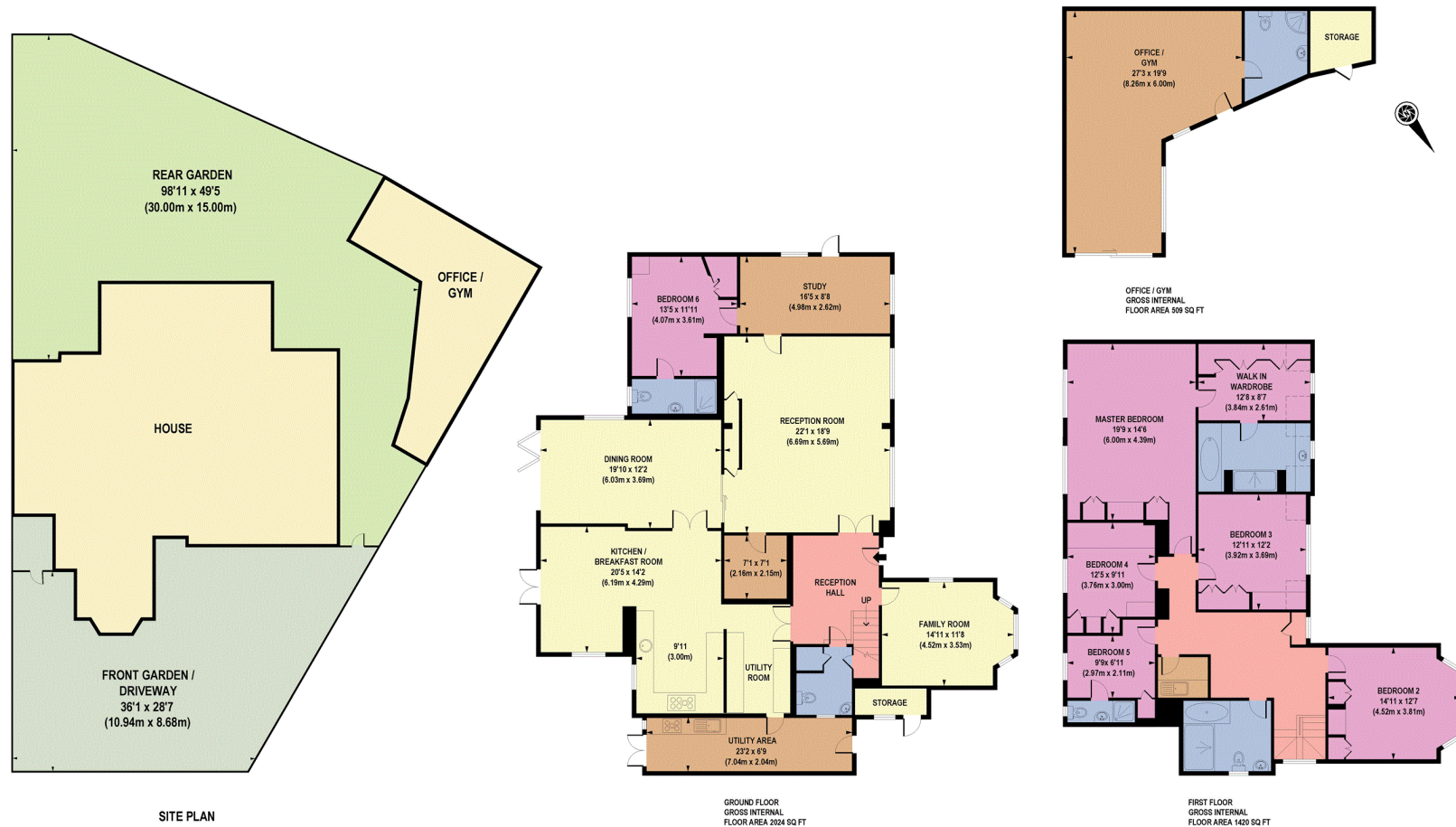
The house is situated at the cul de sac end of the close therefore offering privacy to the occupier, furthermore the property benefits from a substantial driveway which provides parking for up to 6 vehicles.

Additional Information

Planning permission has been granted to further extend the accommodation and create additional reception space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 3953 sq. ft / 367.25 sq.m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

