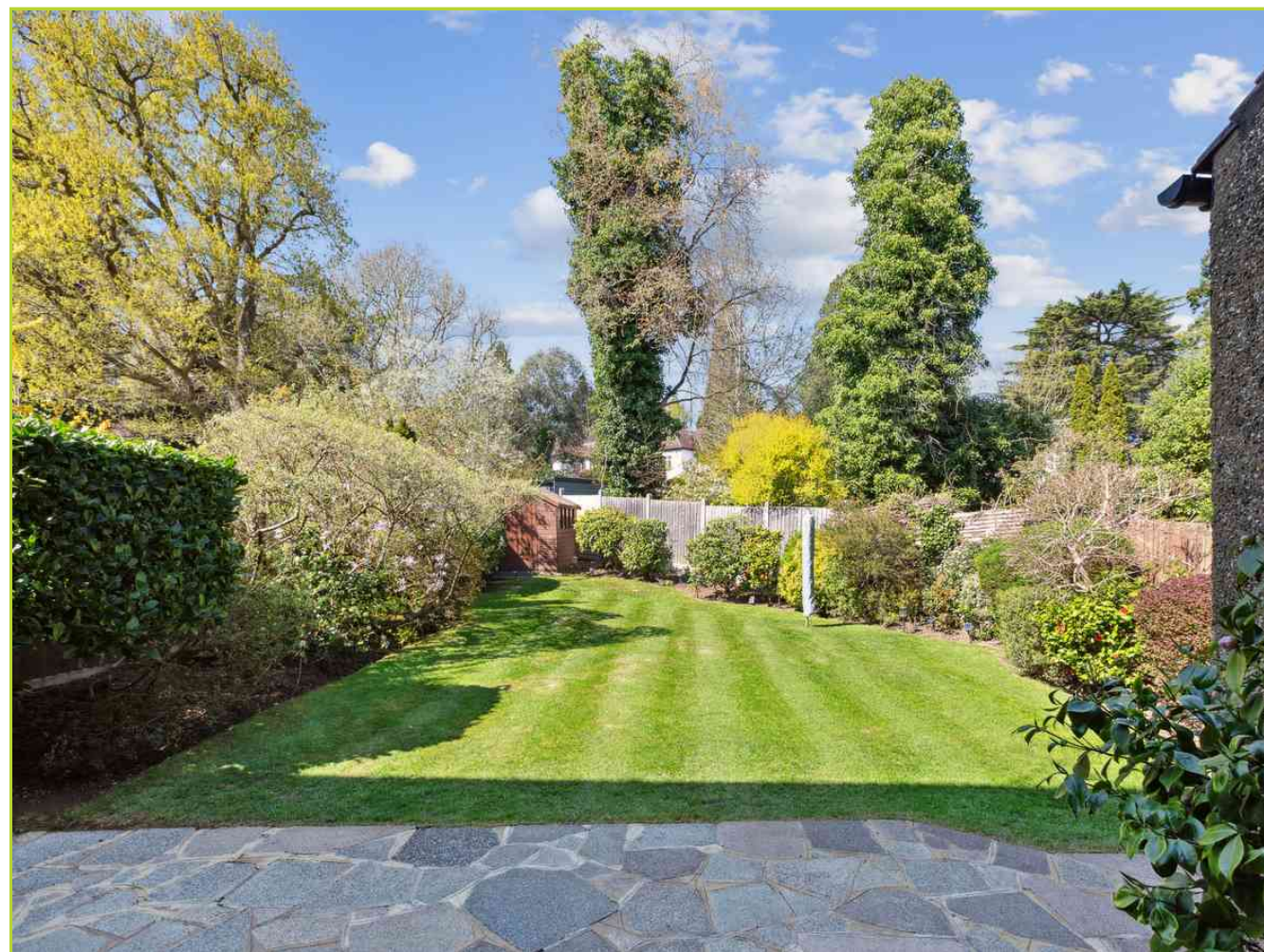
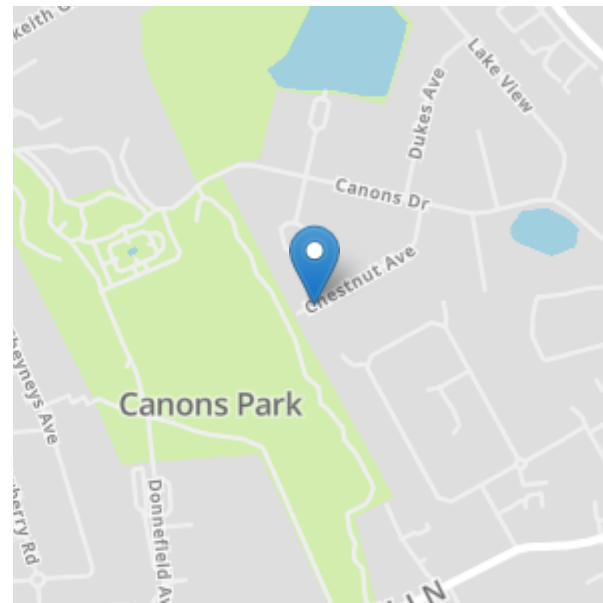


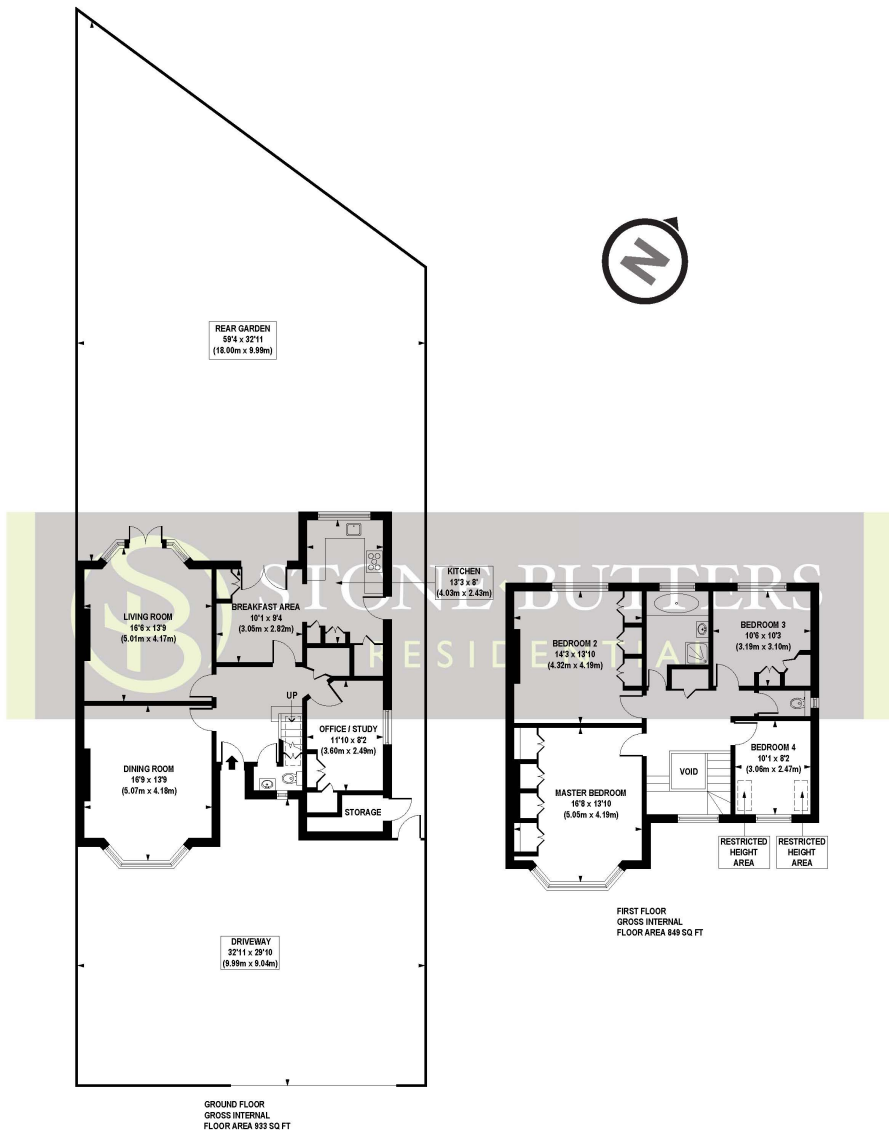
This superb family home enjoys the advantages of a highly regarded and exclusive neighbourhood, the area is renowned for its leafy surroundings and private 7-acre lake - only accessible to residents. With excellent transport links, including easy access to major road networks, nearby train stations and within touching distance of some of the finest schools - including North London Collegiate, which is situated on the Estate itself.



Chestnut Avenue, Edgware. HA8 7RA. Offers In Excess Of £1,250,000 Freehold

This Stunning 4 Bedroom Family Home Is Located On The Popular Canons Drive Estate. The property offers bright and spacious accommodation throughout with 3 reception rooms, modern fitted kitchen/morning room guests cloakroom and quality woodwork around the house. To the rear you have a patio area, well stocked rear garden and off street parking for 2 cars on the driveway. Internal Viewing Highly Recommended.

- Bright & Spacious Accommodation
 - 3 Reception Rooms
 - Modern Kitchen/Morning Room
 - Canons Drive Estate
 - Well Stocked Rear Garden
- 4 Bedrooms
 - Off Street Parking For 2 Cars
 - Internal Viewing Highly Recommended
 - Short Walk To Edgware's Facilities
 - Quality Woodwork Throughout



APPROX. GROSS INTERNAL FLOOR AREA 1783 sq. ft / 165.60 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 1768 sq. ft / 164.24 sq. m (Excluding Restricted Height Area)

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

(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	67	85
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, Scotland & Wales		EU Directive 2002/91/EC 