



**Canons Drive, Edgware. HA8 7RG**

**£2,995,000  
Freehold**









- SPECTACULAR KITCHEN
- OPULENT PRINCIPAL SUITE
- LANDSCAPED GARDENS

- FAMILY AND ENTERTAINMENT AREA
- FOUR FURTHER DOUBLE BEDROOMS
- SUPERB WINE CELLAR

- DINING AREA
- TWO FURTHER EN SUITE BATHROOMS
- COUNCIL TAX BAND H - EPC TBC

## CANONS DRIVE, HA8

Approximate Area = 346.7 sq m / 3732 sq ft  
(Including Garage / Excluding Reduced Headroom & Eaves)  
Reduced Headroom & Eaves = 14.4 sq m / 154 sq ft  
Total = 361.1 sq m / 3886 sq ft



Ground Floor



First Floor



Second Floor

Measurements are approximate, not to scale

Set back behind a spacious carriage driveway, this exceptional property offers well-designed living and reception spaces. The ground floor features a large family room that seamlessly connects to a stunning kitchen and dining area. A magnificent wine cellar is tucked beneath the floor, and a full-height sliding glass wall opens to the garden. The ground floor also includes an office, TV room, gym, and utility room, in addition the home benefits from an integral garage housing a stand alone AV room. Upstairs, the opulent principal suite boasts a double bedroom, luxurious bathroom, and a beautifully fitted dressing room. Four additional spacious double bedrooms (three en suite) and a family bathroom complete the upper levels. The contemporary refurbishment includes underfloor heating and air conditioning throughout and in addition a state of the art Control 4 system. Externally the property features a large southerly-facing landscaped garden, and ample off-street parking. The private Canons Drive Estate boasts a well maintained seven acre lake that is private and exclusive to the residents.