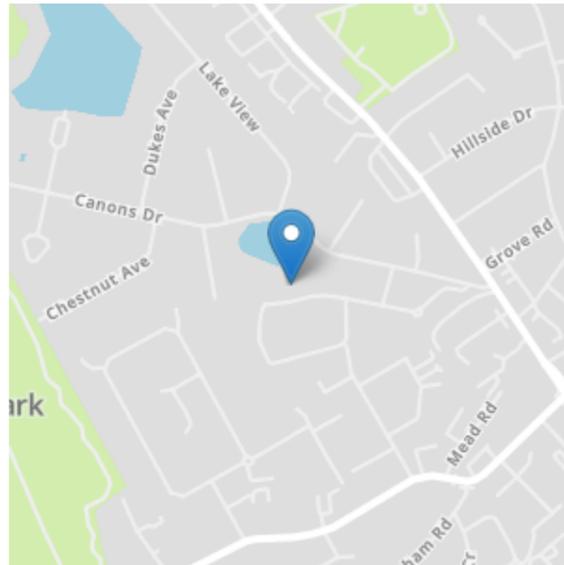


This enchanting estate is graced with its own seven-acre private lake, adorning several of Edgware's most prestigious roads. Situated mere moments from the renowned North London Collegiate School for Girls and the Broadwalk Shopping Centre, the location offers effortless access to both Edgware (Northern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



37 Cavendish Drive, Edgware, Middlesex. HA8 7NS. Freehold

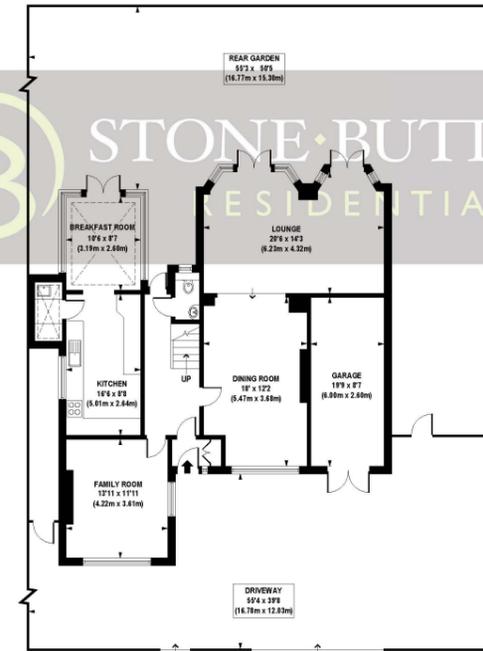
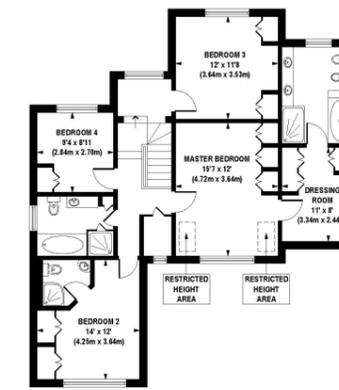
A characterful and well presented detached house on Cavendish Drive in the popular and sought after Canon's Drive Estate, with access to its private seven acre lake.

The ground floor offers a large, bright, L-shaped living room and formal dining room with French doors spanning across, leading to the rear garden. The ground floor also benefits from an additional formal reception room which retains its original feature fireplace, fitted with a gas-fired stove.

The well fitted and modern kitchen includes a utility room and leads to a bespoke David Salisbury orangery to offer casual and informal dining. Other amenities include downstairs underfloor heating, a heated coat cupboard, downstairs guest cloakroom and an integrated single garage.

Upstairs, the house is pleasantly arranged with a large master bedroom suite which includes a fully-fitted dressing room and ensuite bathroom. In addition, there is a second double bedroom with ensuite, together with two further double bedrooms and a family bathroom.

- Underfloor Heating to the Ground Floor
- Landscaped Garden
- Three Reception Rooms
- Three Bathrooms - Two En Suite
- Kitchen leading to Orangery
- Ample Forecourt Parking
- Modern Kitchen
- Garage with Electric Door



APPROX. GROSS INTERNAL FLOOR AREA 2285 sq. ft / 212.27 sq. m (Including Restricted Height Area & Garage)
 APPROX. GROSS INTERNAL FLOOR AREA 2082 sq. ft / 193.39 sq. m (Excluding Restricted Height Area & Garage)

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.



(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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	