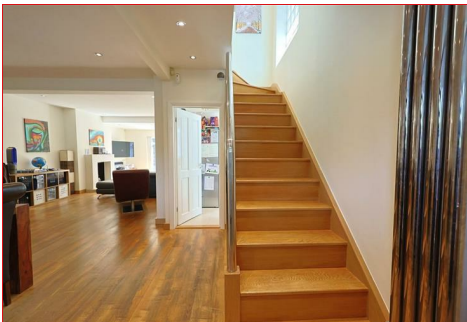




**BENJAMIN
STEVENS.**
estate agents



1 Cavendish Drive, Edgware, HA8 7NR

Guide Price £979,950

Located in the sought-after Canons Drive estate, this Chain-Free, Three double bedroom detached home is ideal for families looking to upsize. The light-filled interior includes a spacious open-plan living/dining area, granite kitchen, and access to a south-facing garden. The ground floor also features a utility room with new boiler, garage, and downstairs WC.

Upstairs, the first floor offers two ensuite bedrooms, including a luxurious master suite with walk-in wardrobe, private terrace, and walk-in shower. The second floor includes a third ensuite bedroom and office/study area.

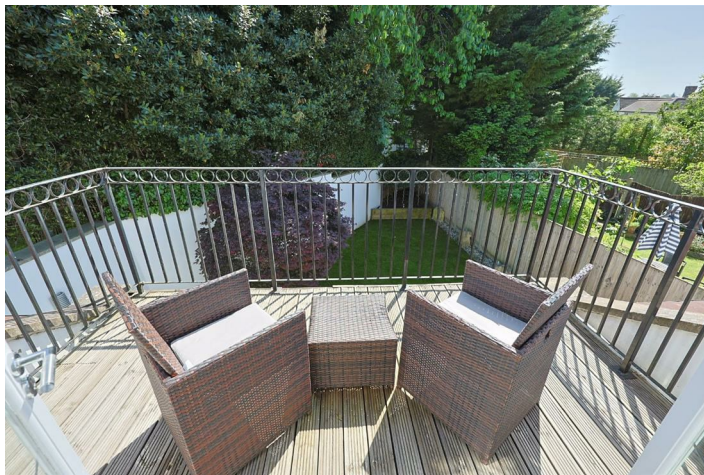
Additional highlights include built-in Sonos speakers throughout the house, previously approved planning permission for a basement and redesigned ground floor (plans available), high-quality German appliances and fittings, a driveway that fits three cars, and a great location close to Edgware Town Centre, top schools like North London Collegiate, places of worship, and access to a private 7-acre lake for residents in Canons Park.

Call Benjamin Stevens to view now!

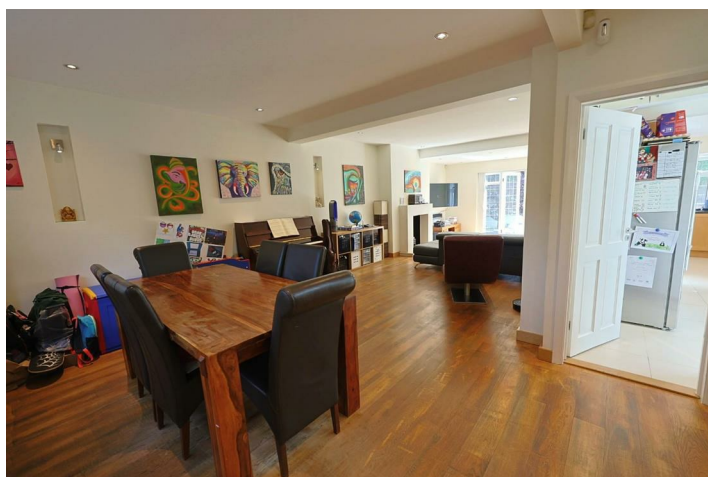
Exterior



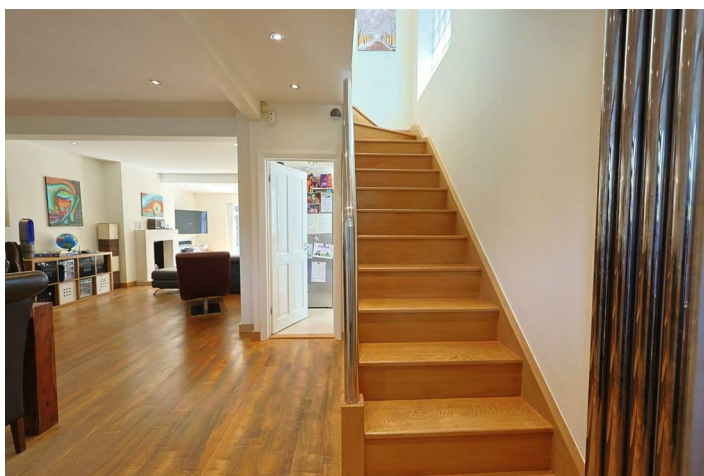
Roof Terrace in Bedroom One



Reception/Dining Area 31'9" x 18'8" (9.68 x 5.70)



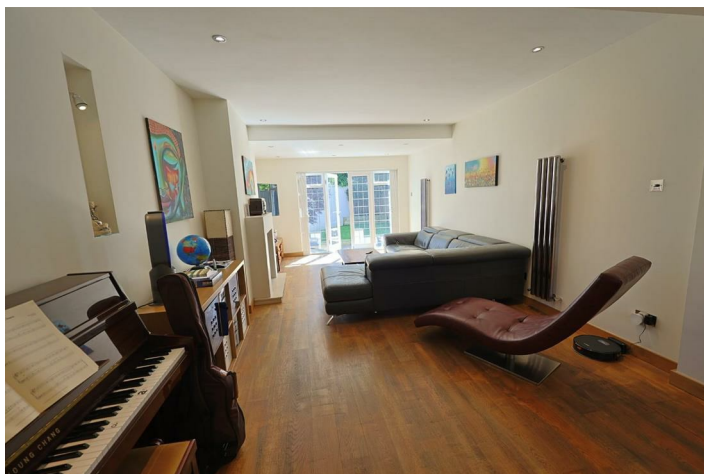
Entrance



Bedroom One 19'3" x 11'9" (5.89 x 3.59)



Reception Area



Kitchen 17'3" x 7'4" (5.28 x 2.26)



Walk in Wardrobe



Downstairs WC



Bedroom Two 11'9" x 11'7" (3.59 x 3.54)



En-Suite to Bedroom One



En-suite to Bedroom Two



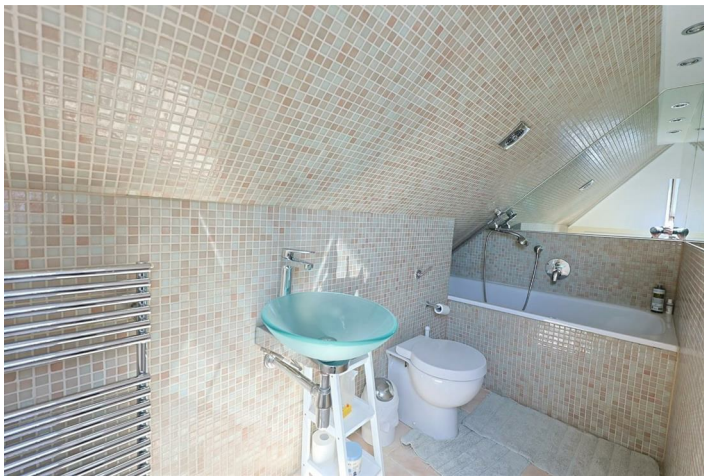
Bedroom Three 15'1" x 11'10" (4.62 x 3.63)



Garden



En-suite to Bedroom Three



Rear Aspect



Utility Room

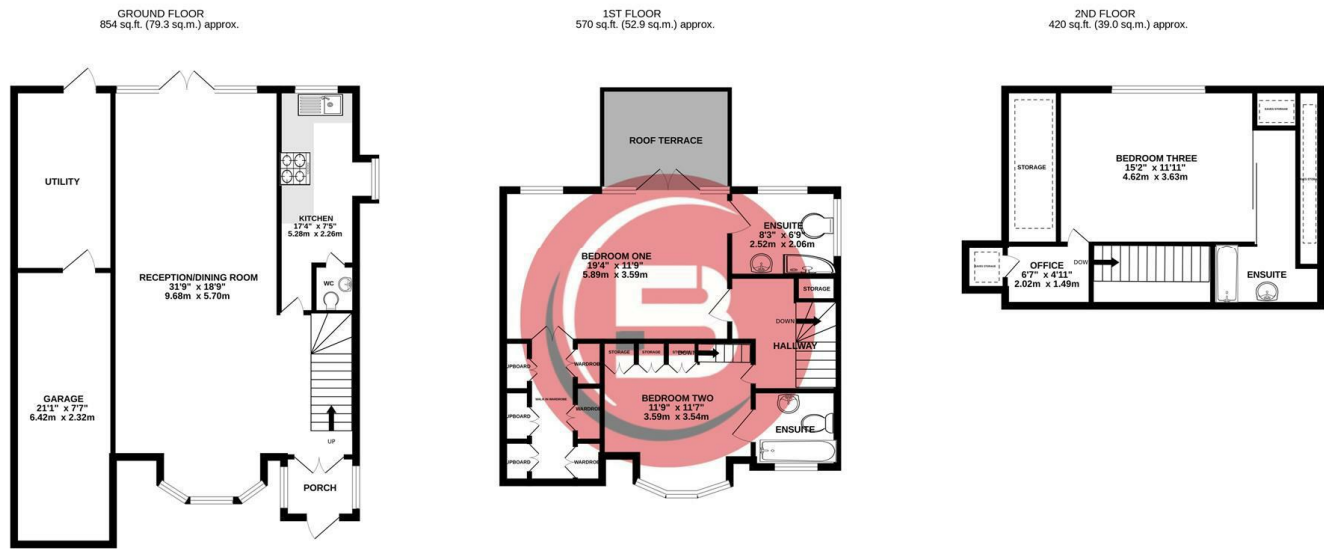


Private seven acre lake



Estate residents are eligible for access to the private lake & woodland walk with CPEL (Canons Park Estate Limited) membership.

Floor Plan

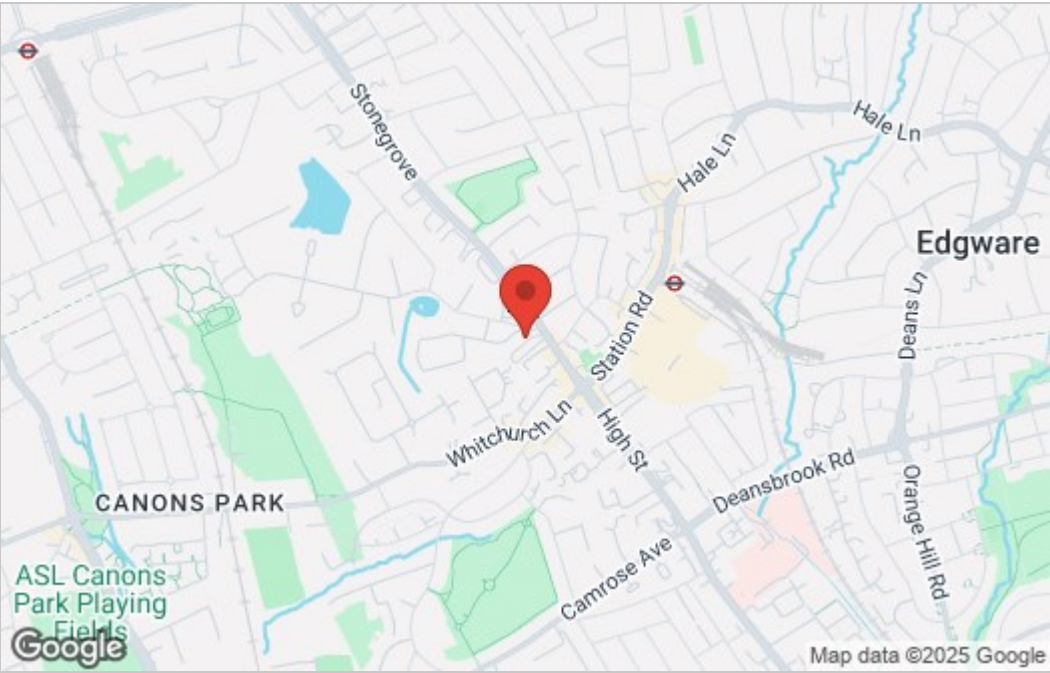


TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

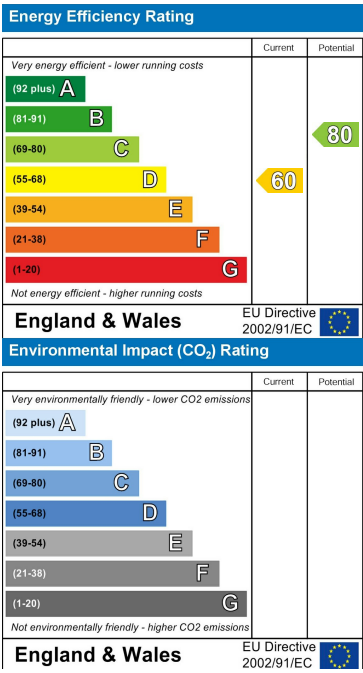
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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