

## **Dorset Drive Canons Park Estate, Edgware**



Located on the exclusive Canons Drive Estate and standing on an extremely large plot, this magnificent six-bedroom, three-bathroom detached property, fronted by a large driveway with garage, boasts endless charm and a true 'postcard' aesthetic.

Sympathetically extended by the current owners and now providing generous living accommodation throughout with large kitchen/breakfast room, formal living room and dining room on the ground floor. In addition, there is a spacious utility room and integral garage.

The first floor features a sumptuous master suite, four double bedrooms, three bathrooms and a sixth bedroom, currently used as a spacious study.

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB

# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



The real gem here is the stunning garden, beautifully maintained by the current owners. Stretching to almost 180ft, it offers complete privacy and tranquillity all enhanced by mature plants, greenhouses and pergolas, it's clear to see why the owners have so much fondness for this sanctuary.

The Canons Drive Estate with its basin and own 7-acre private lake encompasses several of the most prestigious roads in Edgware, ideally located for all local transport, the multiple amenities of the Broadwalk Shopping Centre, places of worship, private and state schools.

**Asking Price £2,250,000 Freehold**

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB





## Accommodation and Amenities:

Entrance Hall \* Double Aspect Reception Room \* Dining Room \* Kitchen/Breakfast/Reception Room \* Utility Room \* Guest WC \* Master Bedroom with Ensuite Bathroom \* Four Further Bedrooms (one with Ensuite Bathroom) \* Bedroom Six/Study \* Family Bathroom with Separate WC \* 176ft Mature Rear Garden \* Garage \* Off Street Parking for Four Cars



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
sales@breslauer.co.uk  
breslauer.co.uk

Buckingham House West  
The Broadway  
Stanmore HA7 4EB





# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB





# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB





# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB





# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
[sales@breslauer.co.uk](mailto:sales@breslauer.co.uk)  
[breslauer.co.uk](http://breslauer.co.uk)

Buckingham House West  
The Broadway  
Stanmore HA7 4EB





# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
**sales@breslauer.co.uk**  
**breslauer.co.uk**

**Buckingham House West**  
**The Broadway**  
**Stanmore HA7 4EB**



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
**sales@breslauer.co.uk**  
**breslauer.co.uk**

**Buckingham House West**  
**The Broadway**  
**Stanmore HA7 4EB**