

Hamptons

INTERNATIONAL



Lake View, Edgware, HA8

5  2  2 

GUIDE PRICE

£1,300,000
(£1,300,000)

Property details



Key features

- **Five Bedrooms**
- **Two Bathrooms**
- **Kitchen Breakfast Room**
- **Two Reception Rooms**
- **Modernisation Required**

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Description

Situated in an elevated position on Lake View, within the exclusive Canons Park Estate. Providing 2,596sq.ft. of accommodation across two floors, this extended detached house offers further scope for extension and requires modernisation throughout. The ground floor comprises of an extended kitchen breakfast room, abutting the extended principal reception room which is currently arranged as a combined sitting and dining room. To the front of the house is a bay fronted tv room, with a guest WC and access to the integral garage off the entrance hall. The first floor offers a bay fronted principal bedroom with en-suite bathroom, with four further bedrooms sharing the family bathroom and staircase leading up to the loft, which could be converted into an additional bedroom suite subject to planning consent. Outside To the rear of the house is a simple manageable garden, mainly laid to lawn with planted borders and a full width patio for outdoor entertaining. To the front of the property is a driveway, providing off street parking for several vehicles. Being part of the Canons Park Estate residents have private access to the Seven Acre Lake with its woodland walk, offering a scenic escape for residents to enjoy nature first hand, in a setting that is forever changing from season to season. Situation Located on the ever desirable and private Canons Park Estate, the property is conveniently located for all the local amenities of Edgware and Stanmore, offering excellent transport facilities with links to London and the north with Edgware station (Northern Line) 0.8 miles away and Canons Park station (Jubilee line) only 0.9 miles away and the A41, M1 and M25 all located nearby, with several places of worship all in close proximity. Sporting and recreational facilities are incredibly well catered for in the area with Canons Park, Stanmore Golf Club, Hartsbourne Country Club and The Grove all situated particularly close by, together with the renowned David Lloyd and Village fitness centres, Bentley Priory Nature Reserve and Stanmore Country Park. There are several excellent private and state schools in the vicinity including the highly sought after North London Collegiate which is situated on the estate, with Avanti House, Haberdashers and St Margaret's all in the vicinity. Property Ref Number: HAM-64161



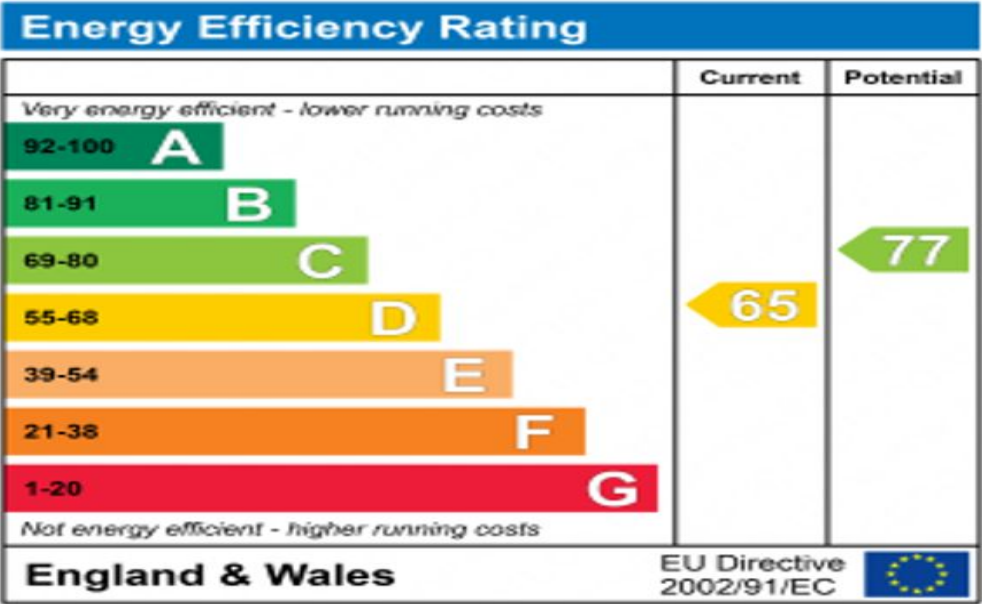




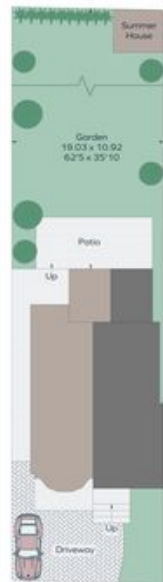








Floor plan



Ground Floor



First Floor



Location



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