



ST. ANDREWS DRIVE, MIDDLESEX, HA7
OFFERS IN EXCESS OF £700,000 FREEHOLD

LOVELY THREE BEDROOM FAMILY HOME WITH PLANNING PERMISSION GRANTED

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This delightful home features bright and fresh décor throughout, comprising a spacious reception and dining room, three generously sized bedrooms, a modern fitted kitchen, and a family bathroom with a separate shower. The property enjoys a charming and well-sized rear garden, ideal for both relaxation and entertaining. A big advantage is that planning permission has already been granted for a single-storey front extension, a double-storey side extension, and a single-storey rear extension, offering superb scope to further enhance and add value. Perfectly suited for families, the home is located close to highly regarded schools including Park High, Canons High, Avanti House, Stanburn, and Whitchurch. Excellent transport links are also within easy reach, with Canons Park Station (Jubilee Line) providing direct access into central London.



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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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