

LANGHAM GARDENS, N21 1DP



£1,000,000 Freehold

- IMPOSING DETACHED PROPERTY
- THREE RECEPTIONS
- UTILITY AREA
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- 3 BEDROOMS
- FAMILY BATHROOM
- GARDEN
- SCOPE TO ENLARGE STP
- GYM

Property Details

We have pleasure in offering for sale this imposing detached property with large frontage and situated on this sought after turning within Grange Park. The accommodation briefly consists of two reception rooms both with parquet wood flooring and double glazed lead light windows, a reception hallway with downstairs cloakroom, dual aspect kitchen, utility area and the garage has been converted to another room currently used as a playroom. On the first floor there are three bedrooms and a family bathroom. The rear garden has a raised decked area spanning the rear of the property with the remainder laid to lawn. There is large storage shed and a gym with power and light and a further storage store. The front garden has off street parking for multiple vehicles, lawn area with mature flower and shrub borders.

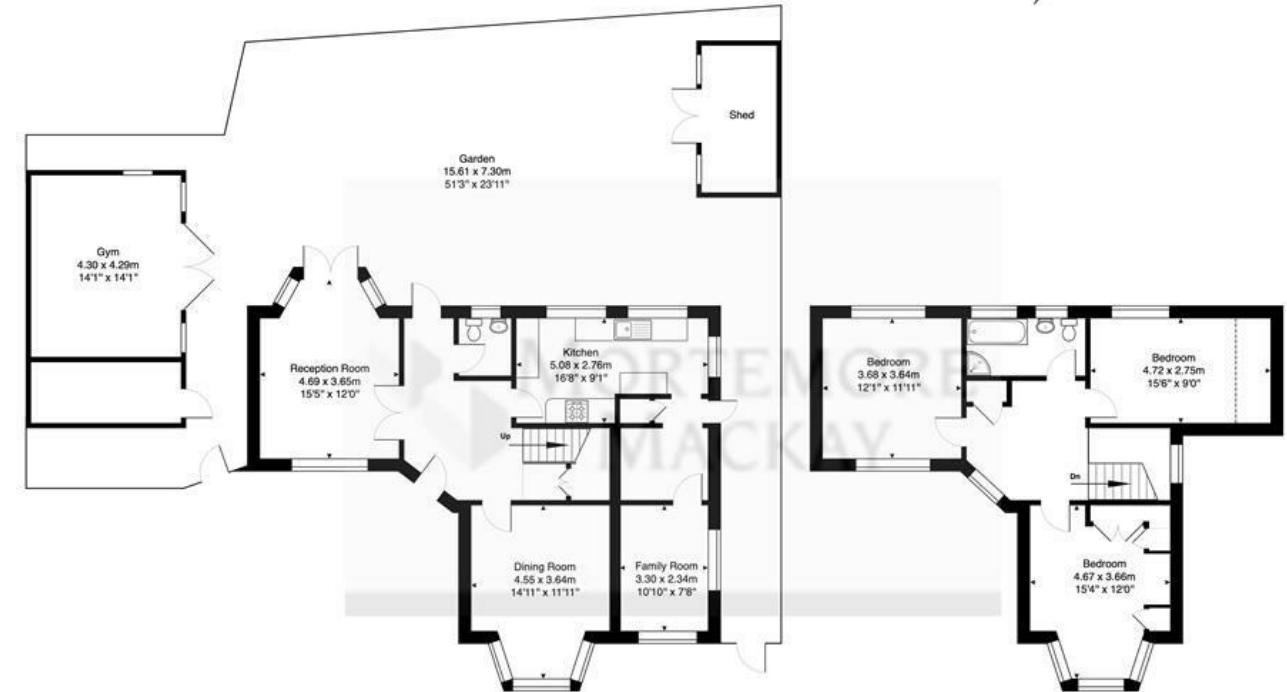
Grange Park with its local shops, restaurants, buses and railway station are all within easy reach and there are a selection of Primary schools close by and it's also in catchment for Highlands Secondary School.

There is potential to extend subject to obtaining local authority consent.



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Approx. Gross Internal Area 141 sqm / 1517 sqf



GROUND FLOOR

FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		