



## UPLANDS WAY, N21 1DG



**£825,000 Freehold**

- CHALET SEMI DETACHED HOUSE
- 2 RECEPTIONS
- FAMILY BATHROOM
- SOUTHERLEY FACING GARDEN
- SCHOOL CATCHMENT
- 3 BEDROOMS
- KITCHEN
- GARAGE
- LARGE FRONTAGE WITH OFF STREET PARKING



## Property Details

We have pleasure in offering for sale this semi detached chalet house situated on this sought after turning in the heart of Grange Park. The property is situated on a large plot with a large frontage and with scope to extend and enlarge considerably subject to obtaining necessary consents. The accommodation consists of three bedrooms, two receptions, bonus room, kitchen and family bathroom. The rear garden has lawn area with flower and shrub borders. The front garden has garage to side with off street parking for numerous vehicles and a further lawn area.

Situated in catchment for excellent primary and secondary schools and within easy reach of Grange Park local shops, restaurants, buses and railway station.



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Approximate Gross Internal Area 117.1 m<sup>2</sup> ... 1261 ft<sup>2</sup> (excluding eaves storage, garden)



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	74
(21-38) <b>F</b>	40
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

