



## OLD PARK RIDINGS, N21 2ET



**£1,150,000 Freehold**

- DETACHED
- 2 RECEPTIONS
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARAGE
- RECEPTION HALLWAY
- KITCHEN
- 4 BEDROOMS
- GARDEN
- OFF STREET PARKING



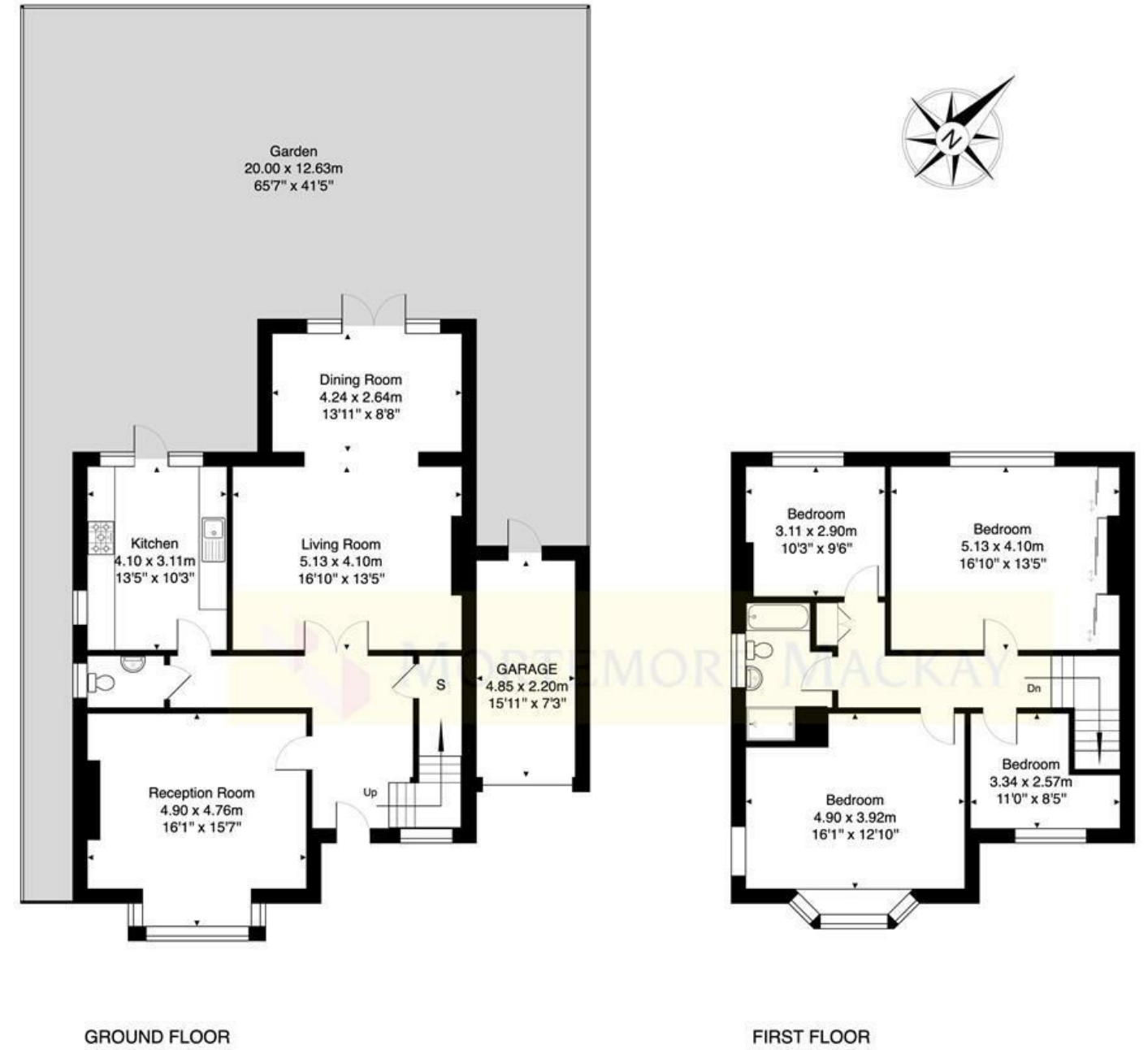
# Property Details

We have pleasure in offering for sale this imposing detached property situated on this popular residential road. The accommodation briefly consists of reception hallway, two reception rooms, kitchen, downstairs cloakroom, 4 bedrooms, family bathroom, west facing garden, garage, own driveway. Situated in easy reach of Grange Park with its local shops, restaurants, buses and railway station. The property has scope to extend and enlarge subject to obtaining necessary consents.



## Old Park Ridings

Approximate Gross Internal Area 165.0 m<sup>2</sup> ... 1776 ft<sup>2</sup> (excluding garage, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	28	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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