



## ELMSCOTT GARDENS, N21 2BP



### Offers in excess of £900,000 Freehold

- BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN
- STYLISH BATHROOM
- GARDEN OFFICE ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- THROUGH RECEPTION ROOM WITH LOG BURNER
- THREE BEDROOMS
- PRIVATE LANDSCAPED REAR GARDEN
- GARAGE AT SIDE
- CUL DE SAC

## Property Details

We have the pleasure in offering for sale this stunning semi-detached family property situated in this popular cul-de-sac. The accommodation comprises of a spacious hallway with downstairs cloakroom. A through lounge with feature log burner fireplace, fitted bookshelves and cupboards with bifold doors onto the garden. The kitchen has a comprehensive range of wall and base units with granite worktops, integrated oven, microwave, hob and dishwasher. On the first floor there are three bedrooms and a family bathroom. The rear garden has been professionally landscaped, extends to approximately 100' with lawn areas, patio and flowerbeds. At the rear of the garden is an office with power and light but could be used for a multitude of uses. The front driveway is brick paved with garage to the side with off street parking for numerous vehicles. The property is situated in easy reach of local shops, restaurants and Grange Park train station.



**MORTEMORE MACKAY**

### Elmscott Gardens

Approximate Gross Internal Floor Area : 112.1 sq m / 1206.63 sq ft  
 Garden Room : 9.5 sq m / 102.25 sq ft  
 Garage : 16.60 sq m / 178.68 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>60</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

