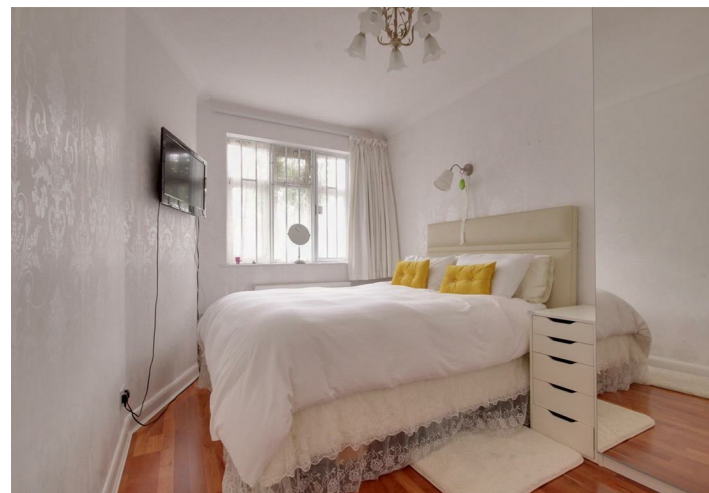




## CRANLEIGH GARDENS, N21 1DR



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

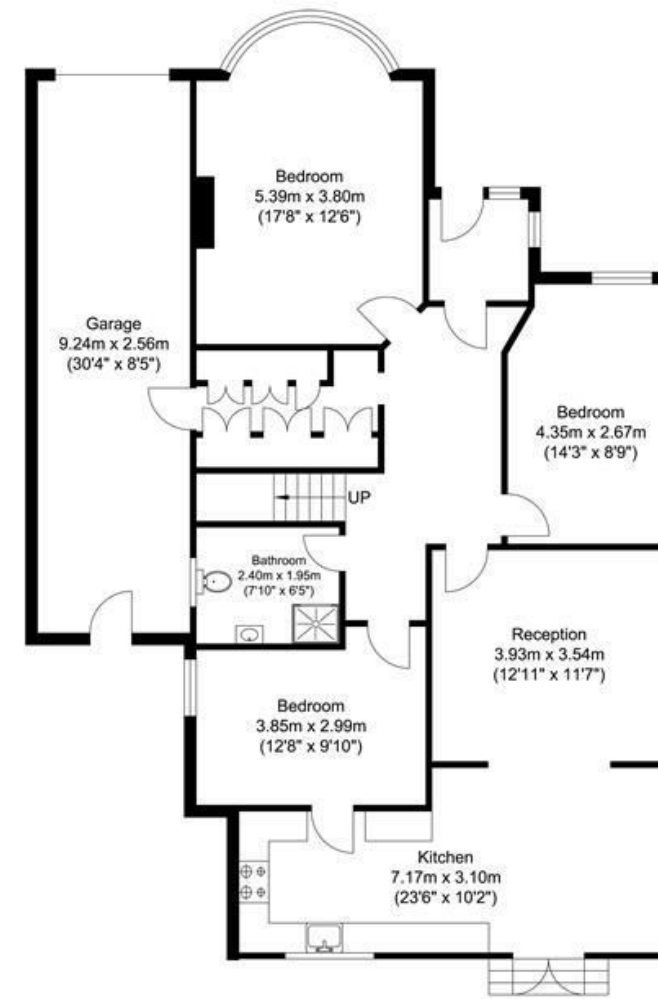
- CHALET BUNGALOW
- 4 BEDROOMS
- LOUNGE/DINER
- UTILITY AREA
- CAR PORT
- SEMI DETACHED
- 2 BATHROOMS
- KITCHEN
- OFF STREET PARKING
- GARDEN

# Property Details

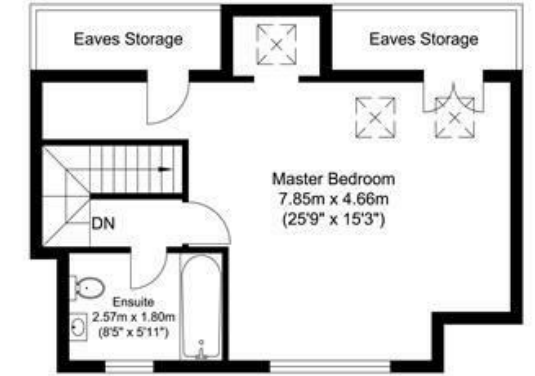
We have pleasure in offering for sale this extended chalet bungalow situated in this sought after road within the heart of Grange Park.

On the ground floor there are two bedrooms with aspect to the front. At the rear is an extended lounge/dining room that opens into the kitchen which has a comprehensive range of wall and base units with integrated appliances. There is a further bedroom with side aspect. Finishing the ground floor is a bathroom and utility area. On the first floor there is a large double bedroom and bathroom.

To the exterior is a good size low maintenance paved garden with child friendly paved area, brick built outhouse with power and light and mezzanine level and outside hot and cold water tap. To the rear of the property is a covered seating area ideal for entertaining. To the front is a large brick paved driveway providing ample off street parking and access to the car port.



Ground Floor  
Approximate Floor Area  
1668.08 sq. ft.  
(154.97 sq. m)



First Floor  
Approximate Floor Area  
390.29 sq. ft.  
(36.26 sq. m)

Total Floor Area  
Approximate Floor Area  
2058.38 sq. ft.  
(191.23 sq. m)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

