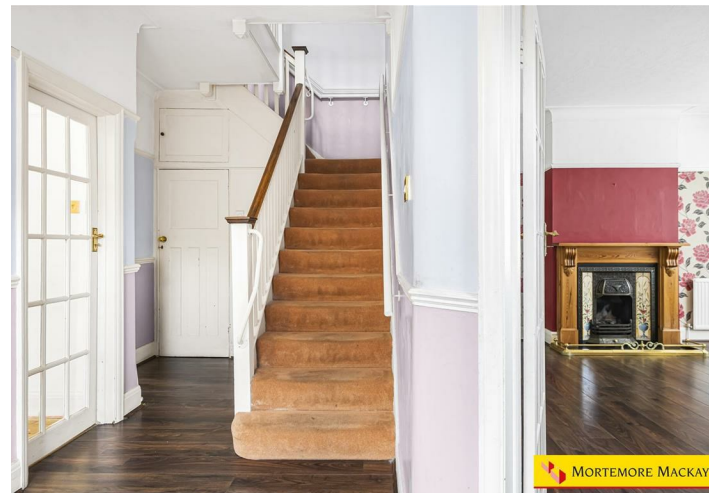




OLD PARK RIDINGS, N21 2ES



£1,000,000 Freehold

- SEMI DETACHED
- KITCHEN
- 3 BEDROOMS
- 90' MATURE GARDEN
- BACKING GOLF COURSE
- TWO RECEPTIONS
- CELLAR
- FAMILY BATHROOM
- OFF STREET PARKING
- GARAGE

Property Details

CHAIN FREE- We have pleasure in offering for sale this semi detached property backing the golf course and with tremendous scope to extend subject to obtaining necessary consents. The current accommodation consists of a spacious hallway, two excellent size reception rooms, kitchen, cellar spanning under the whole of the property, three bedrooms, family bathroom, 90' mature garden, off street parking to the front and garage to the side. Grange Park local shops, restaurants, buses and railway station are all within walking distance.



Approximate Gross Internal Area 2370 sq ft – 220 sq m
 Basement Area 724 sq ft – 67 sq m
 Ground Floor Area 895 sq ft – 83 sq m
 First Floor Area 697 sq ft – 65 sq m
 Outbuilding Area 54 sq ft – 5 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	65
(55-68) D	
(39-54) E	
(21-38) F	G
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

