



## LANDRA GARDENS, N21 1RS



**£1,700,000 Freehold**

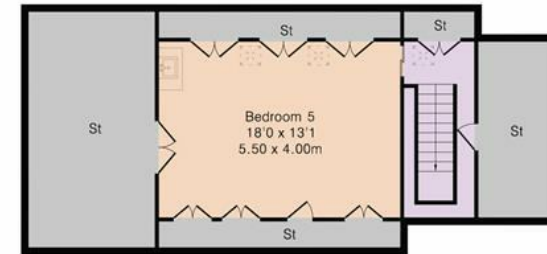
- TRIPLE FRONTED DETACHED HOUSE
- TWO 25' X15' RECEPTION ROOMS
- OFFICE
- KITCHEN
- 5 BEDROOMS
- DRESSING ROOM TO MASTER
- ENSUITE TO MASTER
- FAMILY BATHROOM
- MATURE GARDEN
- CARRIAGE DRIVEWAY



# Property Details

We have pleasure in offering for sale this triple fronted detached property boasting 3165 sq/ft of accommodation arranged over three floors. The downstairs accommodation consists of a spacious entrance hall with downstairs cloakroom off, front reception currently used as an office but could be used for a number of uses. There is large front reception spanning 24' x 15' overlooking the front aspect and a dining room to the rear of the same size with fabulous views and French doors leading out to the mature garden. The kitchen has a comprehensive range of wall and base units with granite worktops and range cooker, seating area and French doors out to the garden. On the first floor there is a spacious master suite with 15' x 12' dressing room with built in wardrobes that then leads onto a large ensuite bathroom. There are three further bedrooms on the first floor all with fitted wardrobes and a family bathroom with bath, shower cubicle, vanity unit and WC. On the second floor is a further double bedroom. The mature rear garden has a spacious patio area ideal for entertaining with the remainder laid to lawn with flower, bush and shrub borders and pond. At the front is a substantial carriage driveway with garage to the side and parking for numerous vehicles.

Situated in walking distance of Grange Park station, local shops, restaurants and buses and within catchment for both local primary and secondary schools, this large family house needs to be viewed to fully appreciate the abundance of features.



Loft



Ground Floor



First Floor

Approximate Gross Internal Area 3165 sq ft – 294 sq m  
 Ground Floor Area 1459 sq ft – 136 sq m  
 First Floor Area 1133 sq ft – 105 sq m  
 Loft Area 573 sq ft – 53 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			78
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

