



## OLD PARK RIDINGS, N21 2ES



**£1,199,000 Freehold**

- DETACHED
- THREE RECEPTIONS INCLUDING A SUPERB SIZE CONSERVATORY
- GARDEN
- CLOAKROOM
- BATHROOM
- RECEPTION HALLWAY
- OFFICE
- KITCHEN AND UTILITY
- FOUR BEDROOMS
- OFF STREET PARKING

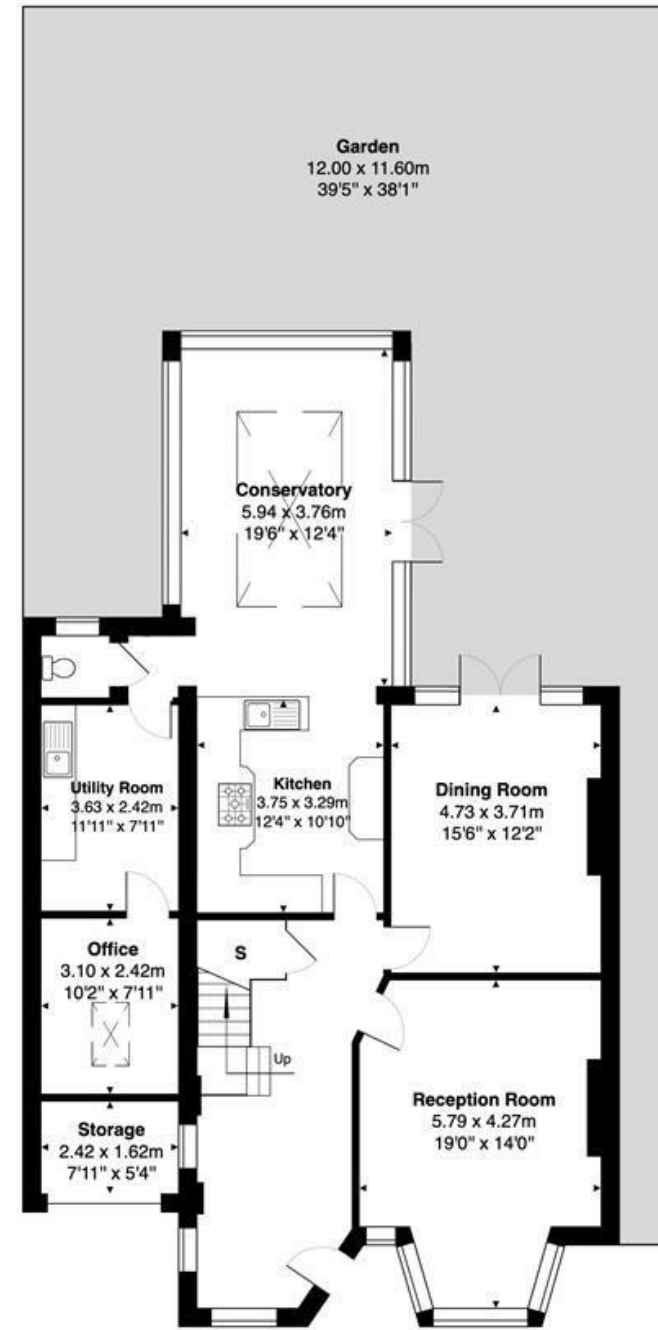
## Property Details

We have pleasure in offering for sale this detached property of approximately 2000 sq ft and backing the golf course. The property has a spacious reception hallway, 2 reception rooms, open plan kitchen and large conservatory. There is a downstairs cloakroom, utility room and office. On the first floor are four bedrooms and modern family bathroom. The rear garden has a patio area with remainder laid to lawn. The front garden is brick paved to provide off street parking for multiple cars. Situated in walking distance of Grange Park with its local shops, restaurants, buses and railway station.

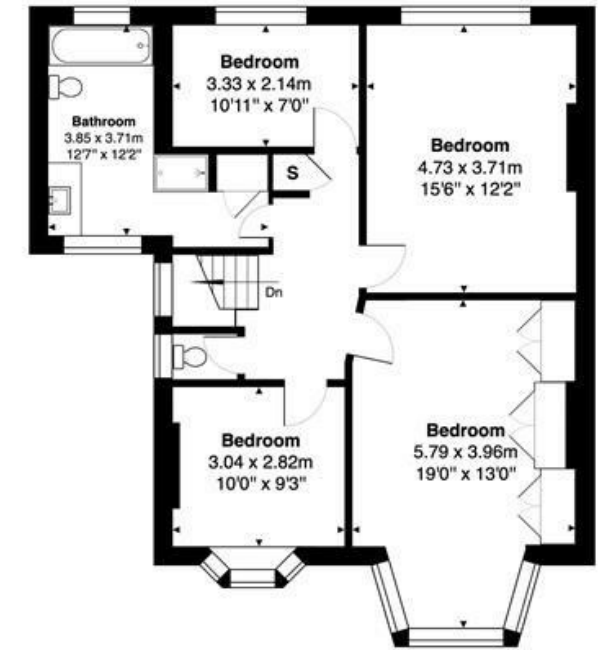


## Old Park Ridings- N21

Approximate Gross Internal Area 198.0 m<sup>2</sup> ... 2131 ft<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

