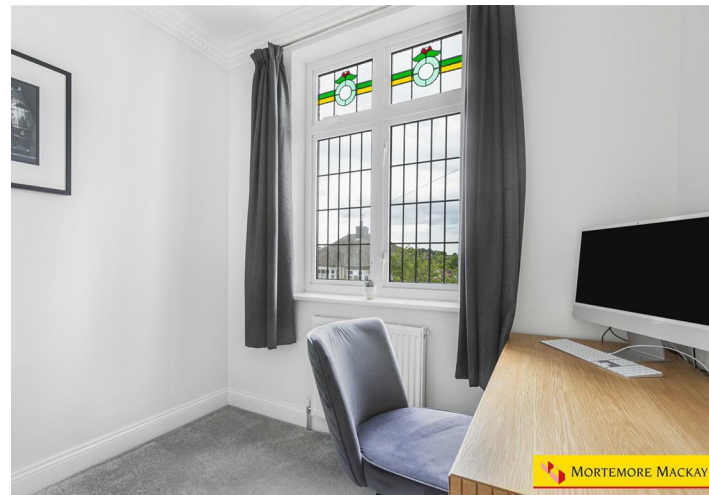
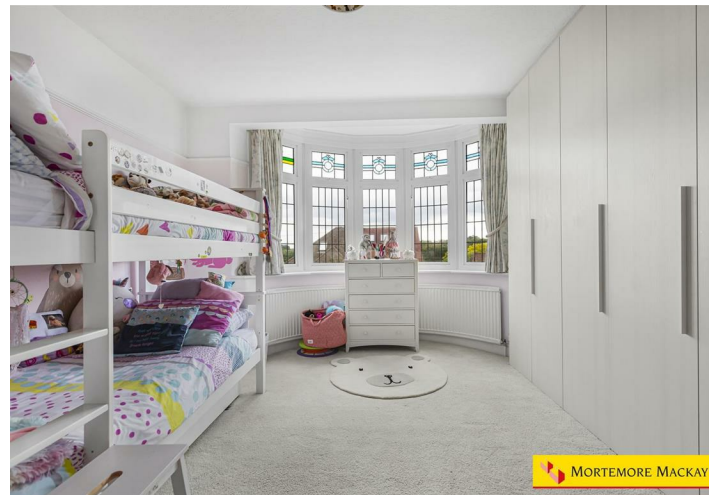




LANGHAM GARDENS, N21 1DJ



£1,299,995 Freehold

- STUNNING HALLS ADJOINING SEMI DETACHED
- TWO BATHROOMS
- STUDY
- UTILITY ROOM
- 120' SOUTH WEST FACING GARDEN
- FOUR BEDROOMS
- FRONT RECEPTION ROOM
- OPEN PLAN REAR RECEPTION ROOM AND BESPOKE FITTED TOM HOWLEY KITCHEN
- DOWNSTAIRS WC
- OFF STREET PARKING

Property Details

Stunning halls adjoining semi detached property situated in this sought after residential turning in the heart of Grange Park.

The accommodation consists of hallway with Victorian designed mosaic tiled floor with downstairs cloakroom off. The spacious front reception has cast iron fire surround and has opening to the study area. The open plan lounge/diner with herringbone patterned engineered wood flooring, origin double glazed bi-fold doors and windows, bespoke handmade radiator covers and Velux roof light with solar powered blind. The kitchen is a bespoke Tom Howley units with Silestone worktops, splashbacks and breakfast bar. With built in Miele Combination microwave oven, coffee machine, integrated dishwasher and concealed cooker hood and extractor fan, Rangemaster 5 ring hob with double oven, Fisher & Paykel stainless steel fridge/freezer and Kohler double bowl sink unit. The kitchen area has recessed LED lighting, electric underfloor heating and porcelain tiles. The utility room has a shaker style kitchen with Butlers sink, space for washing machine and dryer and Worcester boiler.

On the top floor the master suite has a built in walk in wardrobe with drawer units and dressing table and Juliet balcony overlooking the garden. The master ensuite has walk-in shower with Hansgrohe raindance shower head, mixer and handheld shower. Villeroy & Boch WC and basin, vanity unit and mirrored cabinet with dimmable lighting and underfloor heating. Three further bedrooms, two with built in wardrobes and drawers. The family bathroom has shower enclosure with Hansgrohe shower head, mixer and handheld shower, Villeroy & Boch double ended bath with surface mounted taps, WC, basin, vanity unit, mirrored cabinet with dimmable lighting and chrome tower radiators. The rear garden is approximately 120' South West facing with porcelain tiled patio area with LED lighting with remainder laid to lawn with mature trees and shrubs. At the front is driveway for off street parking.



Approximate Gross Internal Area 2113 sq ft – 196 sq m

Ground Floor Area 1114 sq ft – 103 sq m

First Floor Area 613 sq ft – 57 sq m

Second Floor Area 386 sq ft – 36 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	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

