



PARK DRIVE, N21 2LS

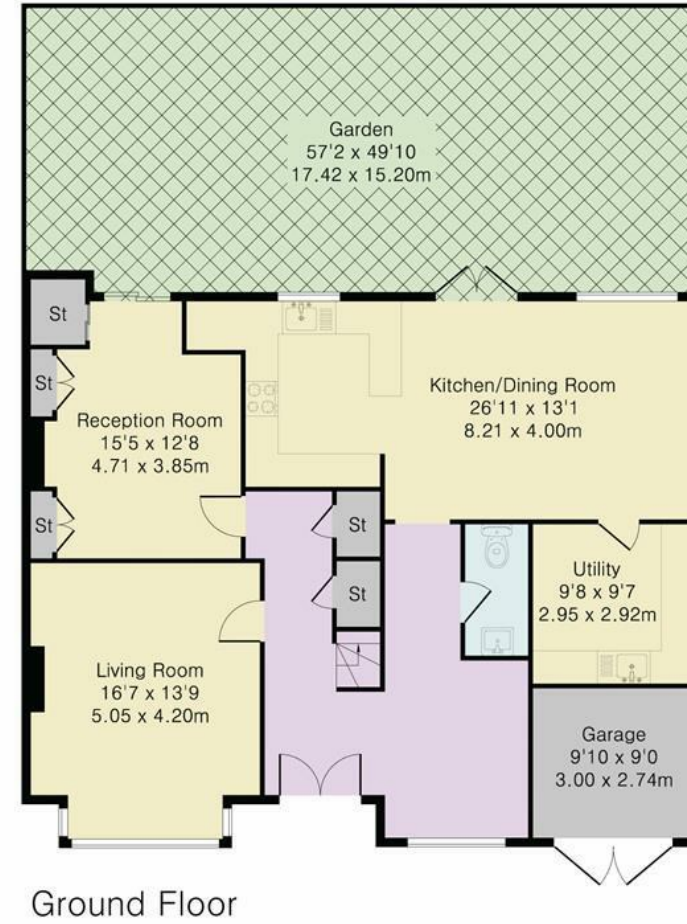


£1,350,000 Freehold

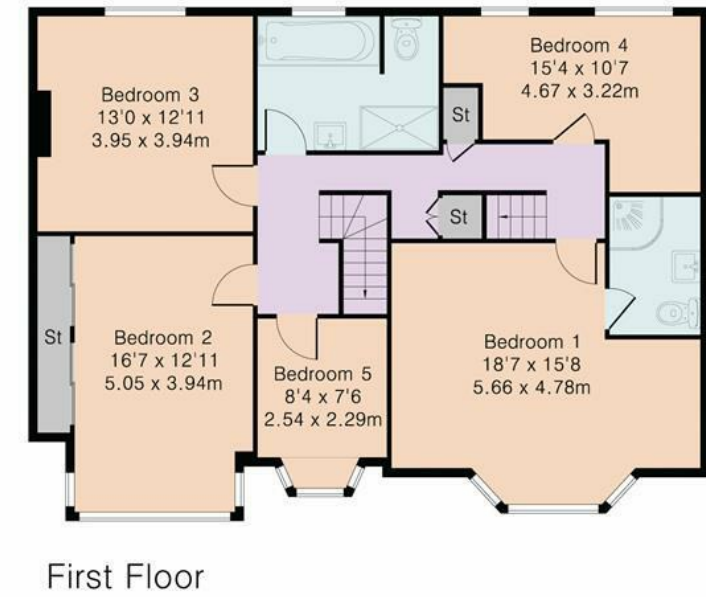
- WIDER THAN AVERAGE SEMI DETACHED HOUSE
- TWO BATHROOMS
- FITTED KITCHEN WITH ADJOINING DINING ROOM
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PROVIDING AMPLE PARKING SPACES
- FIVE BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- UTILITY ROOM
- SPACIOUS ENTRANCE HALLWAY
- PRIVATE REAR GARDEN WITH SOUTH WEST ASPECT

Property Details

Mortemore Mackay are pleased to offer for sale this substantial, wider than average semi detached house. The accommodation is arranged over two floors and provides five bedrooms, two bathrooms and a fixed staircase to an unconverted loft. The ground floor hosts a spacious entrance hallway, two formal reception rooms, a fitted kitchen with adjoining dining room, a utility room and a downstairs wc. To the rear is a private garden with a south west aspect, a front driveway that provides ample parking and a garage/storage area. This fine home is offered for sale in good decorative order and is ideally situated for Grange Park rail station along with popular schools and Winchmore Hill's Broadway with it's selection of shops and restaurants.



Approximate Gross Internal Area 2377 sq ft – 221 sq m
 Ground Floor Area 1258 sq ft – 117 sq m
 First Floor Area 1119 sq ft – 104 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			84
(81-91) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

