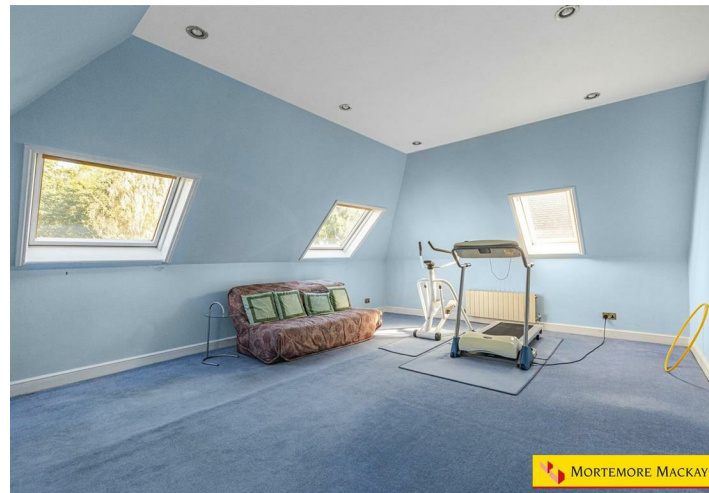




## HOUNDSDEN ROAD, N21 1LX



**£1,500,000 Freehold**

- IMPOSING DETACHED HOUSE
- THREE BATHROOMS
- FITTED KITCHEN
- DOWNSTAIRSWC
- PAVED DRIVEWAY PROVIDING OFF STREET PARKING
- SIX BEDROOMS
- THREE CONNECTING RECEPTION AREAS
- UTILITY ROOM
- GARAGE
- 157' REAR GARDEN

# Property Details

Mortemore Mackay are pleased to offer for sale this imposing detached house arranged over three floors and proving 3306 square feet of living space. This fine home has an impressive entrance hallway, three connecting reception areas, a fitted kitchen, utility room, a downstairs wc, six bedrooms and three bathrooms. There is also a garage, a paved driveway providing off street parking and a rear garden that extends to 157' with a paved patio, barbecue area and extensive lawned area. The property is located between Winchmore Hill and Grange Park stations, Oakwood and Grovelands parks are both close by.

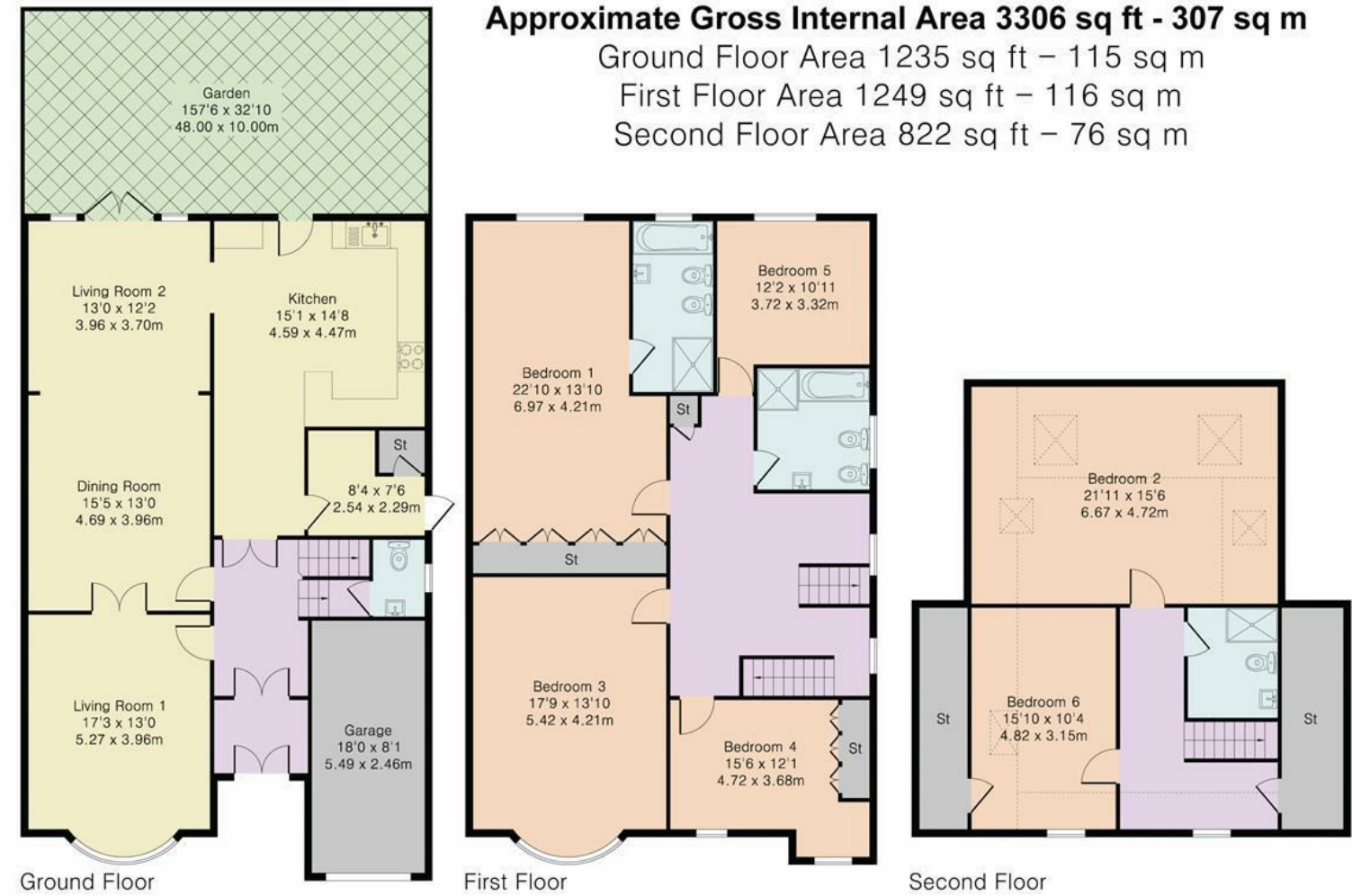


## Approximate Gross Internal Area 3306 sq ft - 307 sq m

Ground Floor Area 1235 sq ft – 115 sq m

First Floor Area 1249 sq ft – 116 sq m

Second Floor Area 822 sq ft – 76 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) <b>A</b>	
(81-91) <b>B</b>	77
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	45
(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

