



## UPLANDS WAY, N21 1DH



### Offers over £1,025,000 Freehold

- 1930'S EXTENDED SEMI DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- GARAGE & CARPORT
- POTENTIAL TO EXTEND FURTHER (STPP)
- 4 BEDROOMS, 3 RECEPTIONS & 2 BATHROOMS
- 80' WEST FACING GARDEN
- OFF STREET PARKING FOR 4 CARS
- CLOSE TO GOOD SCHOOLS & GRANGE PARK TRAIN STATION

# Property Details

Mortemore Mackay have pleasure in offering for sale this attractive 1930s-built extended semi-detached house, consisting of 4 bedrooms, 3 reception rooms and 2 bathrooms. The property also boasts a garage, a paved driveway and 80ft westerly garden backing directly onto Enfield Golf Course. As you enter the house through a period stained glass door, there is a bay-fronted living room ahead and, to the right, a separate TV room which could easily be used as an office. To the rear, there is a dining room with French double doors that open out onto the garden. The modern, fitted has ample base and wall units, providing significant storage space throughout. In addition, there is a downstairs cloakroom with stained glass windows. Upstairs, the master bedroom has a bay window and ensuite shower room. There are 3 further double bedrooms and a contemporary family bathroom. To the rear, there is a raised decking area leading onto an 80ft laid to lawn garden. To the side, there is both a garage and carport. Additionally, the paved driveway provides off-street parking for 4 vehicles. The house benefits from having recently refurbished UPVC windows and the potential to extend further (STPP). Nestled within the highly sought-after neighbourhood of Grange Park, this family home is very close to sought after primary and secondary schools, whilst also conveniently being the same short distance away from Grange Park railway station (Moorgate line) and all nearby amenities.



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Approximate Gross Internal Area 146.0 m<sup>2</sup> ... 1572 ft<sup>2</sup> (excluding garden, carport)



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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	

