



## OLD PARK RIDINGS, N21 2ET



**£1,250,000 Freehold**

- DETACHED HOUSE
- FURTHER BEDROOM ON THE GROUND FLOOR WITH EN-SUITE
- THROUGH RECEPTION ROOM
- FURTHER LOWER LEVEL RECEPTION/CINEMA ROOM ONTO PATIO
- OFF STREET PARKING
- FOUR BEDROOMS ON THE FIRST FLOOR ONE WITH EN-SUITE
- FAMILY BATHROOM WITH SEPARATE WC
- LARGE MODERN FITTED KITCHEN
- GARAGE HOUSING UTILITY ROOM
- PRIVATE REAR GARDEN WITH WESTERLY ASPECT



Property Details

Mortemore Mackay are pleased to offer for sale this well presented, extended, detached house situated within easy reach of Grange Park station. The accommodation comprises four bedrooms on the first floor, one with an en-suite bathroom, a family bathroom, a separate wc, a further/fifth bedroom on the ground floor with an en-suite bathroom, a through reception room which leads onto a large kitchen area fitted out with modern units, a downstairs wc and a further lower level cinema/reception room also with a wc and leading out on the patio. The rear has a raised garden off the patio area with artificial grass and can be accessed via either side entrance. The front is paved to offer off street parking and gives access to the garage which also houses the utility area and can be accessed from the house. There is cat 6 cabling to four rooms via a communications cupboard and there is planning to further extend the first floor granted in June 2023.



Approximate Gross Internal Area 2183 sq ft - 203 sq m

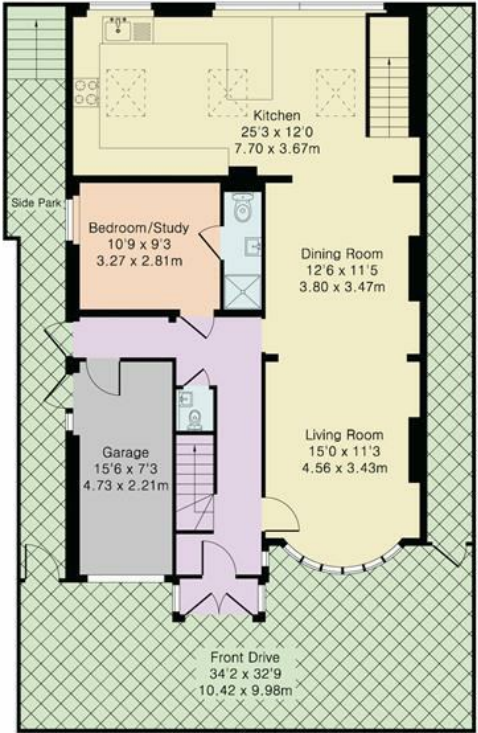
Lower Ground Floor Area 449 sq ft – 42 sq m

Ground Floor Area 1036 sq ft – 96 sq m

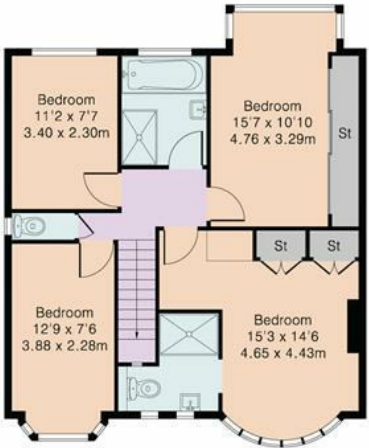
First Floor Area 698 sq ft – 65 sq m



Lower Ground Floor



Ground Floor



First Floor



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		
(69-80) C	71	
(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

