



## VERA AVENUE, N21 1RR



**£1,400,000 Freehold**

- DETACHED
- L-SHAPED KITCHEN/DINER
- ENSUITE BATHROOM
- GARAGE
- SOUTH WEST FACING GARDEN
- THROUGH LOUNGE
- 4 BEDROOMS
- FAMILY BATHROOM
- OWN DRIVEWAY WITH OFF STREET PARKING
- SCOPE TO EXTEND STP

Property Details

This superbly presented four-bedroom detached family home is located on the sought-after Vera Avenue in Grange Park. Offering spacious and versatile accommodation throughout, the property opens into a generous entrance hallway with a convenient downstairs cloakroom. The ground floor features a bright through lounge ideal for both relaxation and entertaining, which leads into an extended L-shaped kitchen/diner. This modern and functional space offers ample room for family dining, with large patio doors opening out to a beautifully maintained South West-facing rear garden complete with a patio area and the remainder laid to lawn, perfect for outdoor living and summer gatherings.

Upstairs, the home comprises four well-proportioned bedrooms, including a bedroom with en-suite shower room, and a modern family bathroom serving the remaining rooms. The property also benefits from a detached garage to the side, accessed via a private driveway, providing off-street parking and additional storage space. There is further scope to extend the property to the side, subject to obtaining the necessary planning consents — an exciting opportunity to create a truly bespoke family residence.

This home is perfectly positioned for families, with several highly regarded schools nearby. These include Grange Park Primary School, Highlands School, Grange Park Preparatory School, Eversley Primary School, Merryhills Primary School, and St Paul's CofE Primary School — all of which enjoy excellent reputations for academic performance and community values. In addition, the property is conveniently located close to Grange Park station, offering easy access to central London, and is within reach of local shops, green spaces, and other amenities.

A rare opportunity to acquire a charming and versatile family home in one of Grange Park's most desirable locations — early viewing is highly recommended.



Approximate Gross Internal Area 1733 sq ft - 161 sq m

Ground Floor Area 838 sq ft – 78 sq m

First Floor Area 774 sq ft – 72 sq m

Garage Area 121 sq ft – 11 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                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

