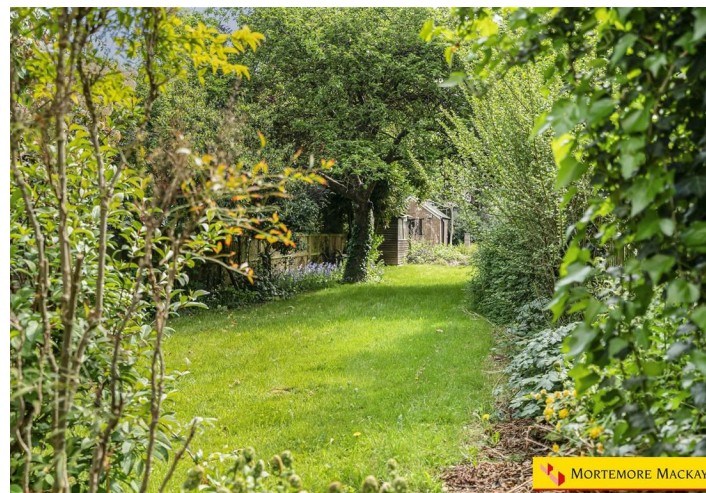


## CHEYNE WALK, N21 1DB



**£825,000 Freehold**

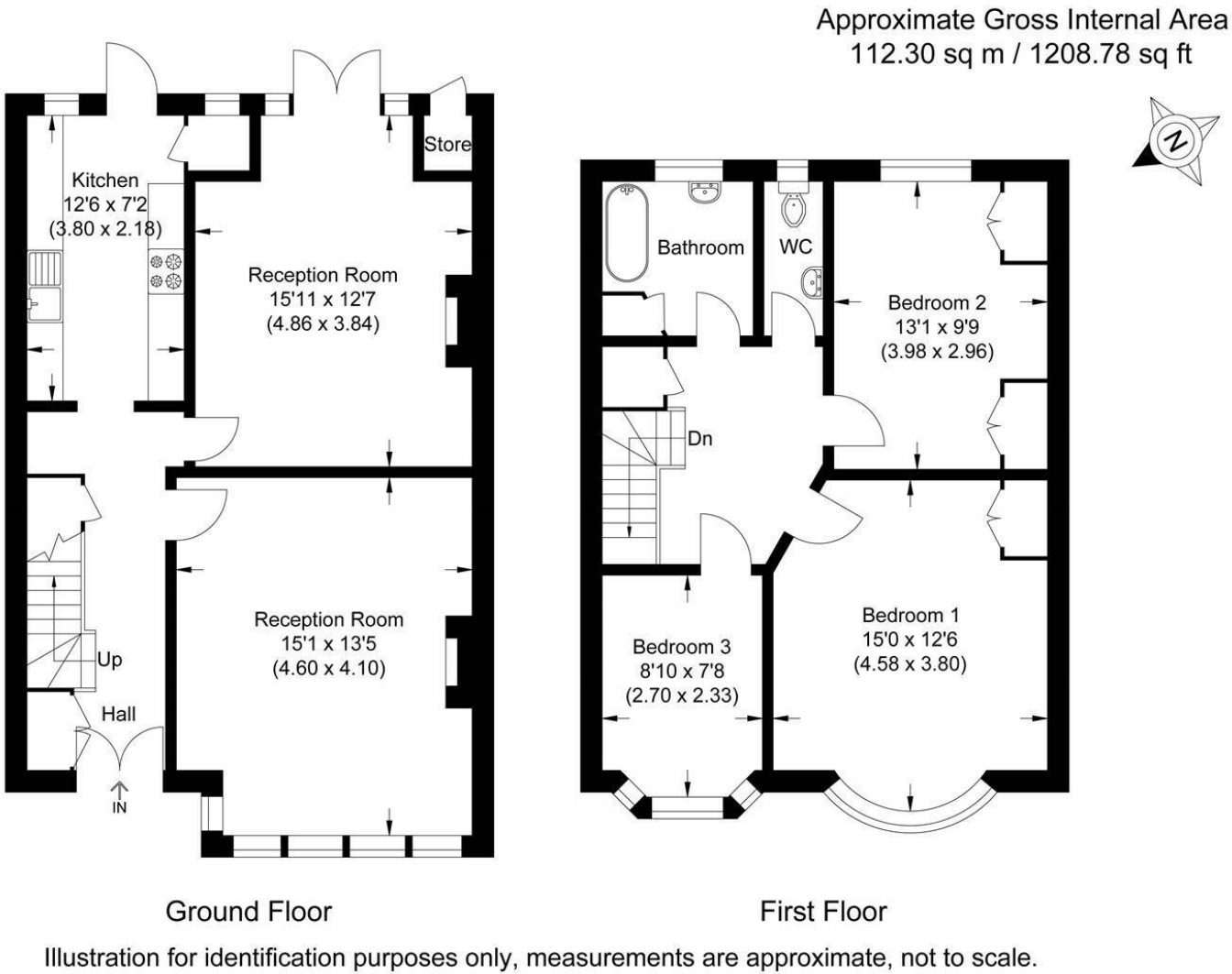
- MID-TERRACED
- KITCHEN
- BATHROOM
- GARAGE
- TWO RECEPTIONS
- THREE BEDROOMS
- GARDEN
- POTENTIAL TO EXTEND

Property Details

CHAIN FREE - Located on the highly sought-after Cheyne Walk in Grange Park, this well-presented three-bedroom home offers a fantastic opportunity for families and buyers seeking space, comfort, and potential. The property features two bright and welcoming reception rooms, a well-equipped fitted kitchen, and three generously sized bedrooms. A family bathroom and separate WC provide practical convenience for day-to-day living.

The spacious, mature rear garden offers a peaceful retreat and is ideal for entertaining, gardening, or family relaxation. A garage at the rear adds valuable off-street parking or additional storage space. The property has been thoughtfully maintained, with a full re-wiring completed in 2015 and a new boiler installed in 2022, offering modern efficiency and peace of mind. There is also excellent scope to extend the property, subject to the necessary planning permissions, allowing buyers to further enhance the space to suit their needs.

Situated just a short walk from Grange Park station, this home offers direct rail links into Moorgate and Finsbury Park, making it ideal for commuters. The area is also well-served by highly regarded local schools, including Grange Park Primary School and Highlands Secondary School, making it a perfect location for families. Surrounded by green spaces and a strong community atmosphere, this home combines lifestyle, location, and long-term potential in one of North London's most desirable neighbourhoods.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		G
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

