



 **3**
Bedrooms

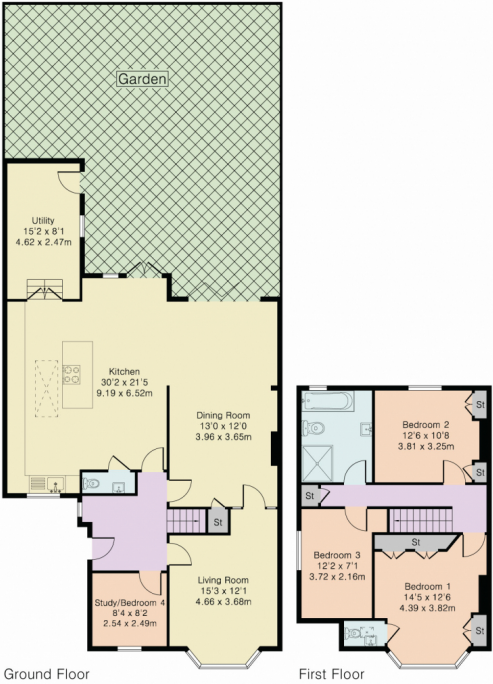
 **2**
Bathrooms






Addison Townsend are delighted to offer for sale this stunningly presented and extended three bedroom semi detached house located in this quiet residential location within 0.5 miles of Grange Park Mainline Station, within excellent primary and secondary school catchments and within easy access of local parks. The property has been extended on the ground floor and offers a stunning, modern lounge/kitchen/diner, front reception room, utility room, study and guest cloakroom. The first floor offers three well proportioned bedrooms, with toilet to the main bedroom and four piece family bathroom. Externally the property offers off street parking to front for multiple cars, a large private rear garden with shed to rear. The house offers further potential to extend STPP

Approximate Gross Internal Area 1755 sq ft – 163 sq m
Ground Floor Area 1165 sq ft – 108 sq m
First Floor Area 590 sq ft – 55 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Onslow Gardens, N21

