



20 GRANGEWOOD, LITTLE HEATH EN6 1SH

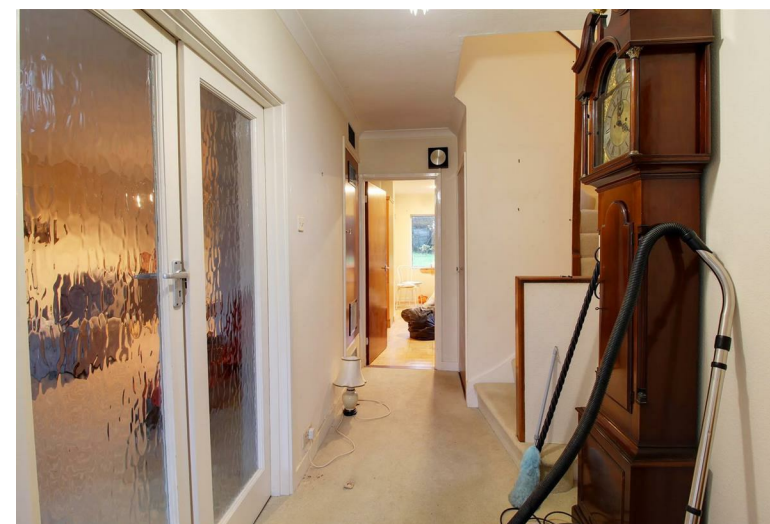
Offers In The Region Of £770,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A spacious three bedroom detached family house situated in this highly regarded residential turning with detached garage and 106ft westerly facing garden. The property offers massive scope to extend (subject to planning) and also comes to the market chain free. Accommodation comprises entrance hall with cloakroom, spacious double reception room with inter-connecting doors to dining room and good size kitchen/breakfast room. To the first floor the master bedroom enjoys en suite facilities and dressing area with the remaining two bedrooms served by a family bathroom. Approached by an independent drive with detached garage with 106ft mature garden to rear.





Property Features

- Living Room: 25'7 x 13'1
- Dining Room: 12'5 x 12'5
- Kitchen/Breakfast Room: 15'9 x 12'2
- Family Bathroom
- Detached Garage: 20'1 x 8'4
- Bedroom One: 13'1 x 10'11 with En Suite
- Dressing Area (Master) 12'6 x 6'11
- Bedroom Two: 13'1 x 11'7
- Bedroom Three: 8'10 x 8'6
- 106ft Garden

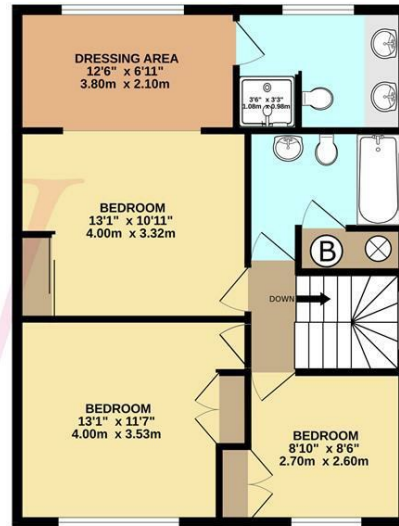
Agents Notes

The property is situated in the popular area of Little Heath within close proximity to Darkes Lane with its vast array of shopping facilities along with mainline rail station serving London (Kings Cross/St Pancras). Viewing strictly by appointment.

GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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