

20 GRANGEWOOD, LITTLE HEATH EN6 1SH

Guide Price £759,950 | 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

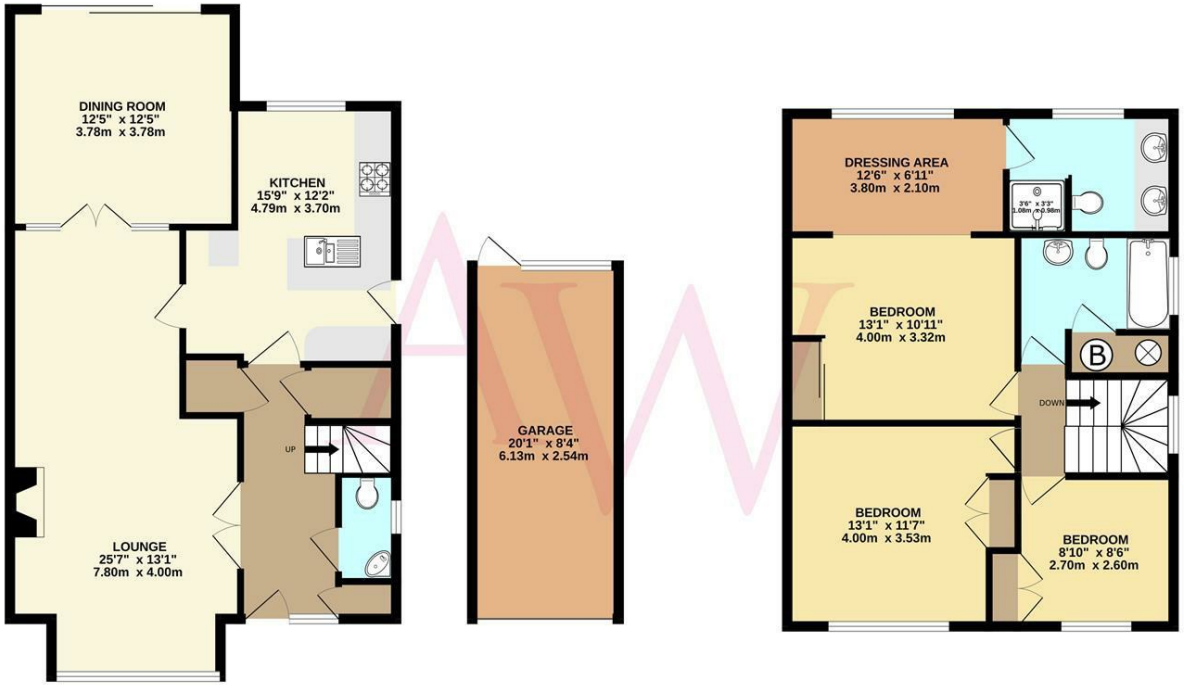
- Living Room: 25'7 x 13'1
- Dining Room: 12'5 x 12'5
- Kitchen/Breakfast Room: 15'9 x 12'2
- Family Bathroom
- Detached Garage: 20'1 x 8'4
- Bedroom One: 13'1 x 10'11 with En Suite
- Dressing Area (Master) 12'6 x 6'11
- Bedroom Two: 13'1 x 11'7
- Bedroom Three: 8'10 x 8'6
- 106ft Garden

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.
Made with Metropix ©2025





Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

www.andrewward.co.uk

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS