



2G Park Way, N20 0XP

£800,000

**richard
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ESTATE AGENTS

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Property Description

This well appointed, recently refurbished semi-detached family home is set in a sought after residential turning and is offered to the market chain free.

The current accommodation comprises of an open plan Kitchen/Family/Dining Room with bifold doors opening on to the garden, Formal Reception Room and Guest WC. Stairs lead up to the first floor which affords four double bedrooms, two bathrooms (one en-suite).

This home is situated within the catchment area for both Holly Park and St. John's Primary Schools. Walking distance to local recreational parkland, such as The Princess Park Manor, Bethune and Friary parks. This property really does offer everything very close by, ideal for commuters into Central London or children going to local Primary and Secondary Schools.

Council Tax Band F

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOUSE
- PRINCIPLE BEDROOM SUITE WITH DRESSING AND SHOWER ROOM
- THREE FURTHER DOUBLE BEDROOMS
- TWO BATHROOMS (ONE-ENSUITE)
- STUNNING OPEN PLAN KITCHEN/LIVING/DINING ROOM
- GUEST WC
- FURTHER RECEPTION ROOM
- OFF STREET PARKING TWO CARS
- PRIVATE REAR GARDEN
- CLOSE TO POPULAR LOCAL SCHOOLS, TRANSPORT LINKS AND FRIARY PARK.

Important Information

- **Price:** £800,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(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	



Ground Floor

Floor area 80.1 sq.m. (862 sq.ft.)



First Floor

Floor area 64.0 sq.m. (688 sq.ft.)

TOTAL: 144 sq.m. (1,550 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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