



## CHEYNE WALK, N21 1DD



**£935,000 Freehold**

- VENDOR FOUND
- SPACIOUS HALLWAY
- KITCHEN
- FAMILY BATHROOM
- GARAGE AND OWN DRIVEWAY
- TWO RECEPTIONS
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- STUNNING GARDEN
- HUGE POTENTIAL TO EXTEND

## Property Details

Situated on the highly sought-after Cheyne Walk, this attractive three-bedroom semi-detached family home offers generous living space, charming period features, and excellent potential to extend (subject to the necessary planning permissions).

The property welcomes you via an impressive double-door entrance into a spacious and inviting hallway, with a convenient downstairs cloakroom. To the front, a bright and airy reception room features elegant plantation shutters, a striking fireplace, and a beautifully coved ceiling, creating a warm and stylish living space. To the rear, a second reception room enjoys another feature fireplace and retains its original character with French doors, complete with stained glass leaded light top sections, opening directly onto the stunning rear garden.

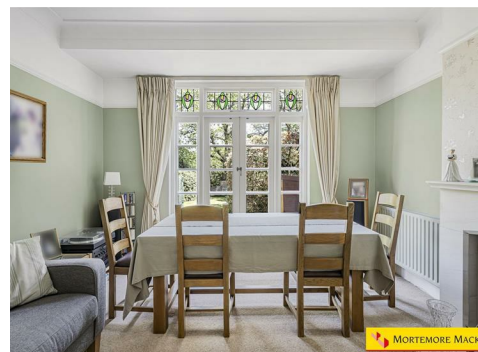
The kitchen is well-appointed with a range of wall and base units, offering ample storage and workspace for everyday family living.

Upstairs, the first floor comprises three well-proportioned bedrooms, all offering excellent space and versatility. The family bathroom includes both a bath and separate shower cubicle, complemented by a separate WC for added convenience.

Externally, the property boasts a truly delightful rear garden, featuring mature flower, shrub, and bush borders, with the remainder laid to lawn—perfect for relaxing or entertaining. To the front, there is a private driveway providing off-street parking for multiple vehicles, along with a garage to the side.

This home offers tremendous scope for further development, including the potential for a two-storey side extension, a single-storey rear extension, and loft conversion, subject to obtaining the relevant planning permissions—making it an ideal long-term family investment.

ideally positioned for excellent local amenities, with Grange Park offering a selection of shops, cafés, and restaurants and station. The area is particularly well-regarded for its highly sought-after schools for both primary and secondary.



**Approximate Gross Internal Area 1150 sq ft - 107 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 612 sq ft – 57 sq m

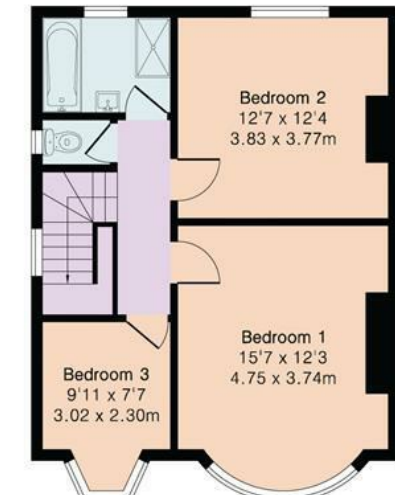
First Floor Area 538 sq ft – 50 sq m

Garage Area 128 sq ft – 12 sq m

Outbuilding Area 48 sq ft – 4 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	80
		EU Directive 2002/91/EC	

