



MERRIVALE, OAKWOOD, N14

WE ARE PLEASED TO OFFER FOR SALE THIS LOFT CONVERTED 4 BEDROOM, 2 BATHROOM HALLS ADJOINING SEMI-DETACHED HOUSE WITH ATTACHED GARAGE AND OWN DRIVE - LOCATED JUST BY OAKWOOD PARK AND WITHIN CLOSE PROXIMITY OF SEVERAL EXCELLENT LOCAL SCHOOLS.

The house has been mainly renovated and updated from the top down to the ground floor and including the front reception. The owners were waiting to renovate the kitchen & rear reception as they were planning to extend it to the side & rear (subject to planning consent).

There are 2 Reception Rooms and a Fitted Kitchen with a small Utility Area to the ground floor, along with the Garage whilst on the upper floors, there are 4 bedrooms and 2 bathrooms.

The property is well located within walking distance of Oakwood parade and station (picc line), as well as the local parks & schools in the area.



ACCOMMODATION

* MAINLY & RECENTLY RENOVATED * 2 SEPARATE RECEPTION ROOMS * FITTED KITCHEN * UTILITY AREA * DOWNSTAIRS CLOAKROOM * LOFT ROOM WITH LUXURY ENSUITE SHOWER ROOM * 3 FURTHER BEDROOMS ON 1ST FLOOR * LUXURY FAMILY BATHROOM * ATTACHED GARAGE WITH OWN DRIVE * REAR GARDEN * OFF STREET PARKING * FURTHER EXTENSION POTENTIAL TO SIDE & REAR - STPP *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING WITH PLANTATION SHUTTERS *

PRICE: £850,000 FREEHOLD O.I.E.O

ENTRANCE HALL

Enter through the double doors into this well-sized entrance hall. Carpeted with dado rails, coving & radiator. Access to the front reception, rear reception, kitchen & guest cloakroom.



FRONT RECEPTION ROOM 12'10" x 11'10" (3.91m x 3.61m)

Double glazed bay window to the front with plantation shutters & radiator beneath. Recently refurbished, carpeted, with handy built in cupboards in the alcoves beside the feature fireplace with granite hearth, decorative surround & mirror above. Coving and pendant lighting to the ceiling.



KITCHEN 9'10" x 7'11" (3.00m x 2.41m)

Double glazed window to the rear, herringbone vinyl flooring. Wooden fitted wall & base units, laminate worktops, stainless steel 1.5 bowl sink with mixer tap. Built under oven, gas hob with hidden extractor above, tiled splashbacks & access to the utility room/lean to.



REAR RECEPTION ROOM 12'1" x 11'5" (3.70 x 3.50)

Double glazed French Doors to the rear. Carpeted, dado rails, built in shelving, pendant lighting & coving to the ceiling.



LANDING

Double glazed window to the side, Carpeted floor, dado rails. Access to bedrooms, 2, 3 & 4, the luxury bathroom & stairs leading to the loft suite.



BEDROOM 1 (LOFT)

Double glazed Juliette balcony to the rear & two Velux windows to the front, with eaves storage beneath. Carpeted floor, spotlights to the ceiling, concealed wardrobe/dressing area and access to the luxury en-suite shower room.



BEDROOM 1 (PIC 2) LOFT

A different aspect showing access to the Juliette balcony & luxury en-suite.



LUXURY EN-SUITE SHOWER ROOM

Frosted double glazed window to the rear. A luxury & stylishly en-suite comprising a large walk in shower with glass screen, low flush WC, wash hand basin with vanity unit beneath & mirror above.



BEDROOM 2 13'3" x 12'1" (4.04m x 3.68m)

Double glazed bay window to the front with radiator beneath. Carpeted floor, built in shelving in the alcoves & pendant lighting to the ceiling.



BEDROOM 3 12'1" x 11'5" (3.70 x 3.50)

Double glazed window to the rear with radiator beneath. Carpeted floor, pendant lighting to the ceiling & fitted wardrobes.



BEDROOM 4 8'2" x 8'2" (2.50 x 2.50)

Double glazed window to the front with radiator beneath. Carpeted, with pendant lighting to the ceiling.



LUXURY BATHROOM

Double glazed frosted window to the rear with plantation shutters. A stylishly refurbished bathroom with herringbone flooring, coving & chandelier to the ceiling. Freestanding bath, low flush WC, walk in shower with glass screen, wash hand basin with vanity unit beneath & mirror above.



REAR ELEVATION



GARDEN

A 70ft southerly facing garden mainly laid to lawn, with a paved patio, barbecue area, play area & handy shed to the rear.



**Approximate Gross Internal Area 1321 sq ft - 123 sq m
(Excluding Garage & Lean To)**

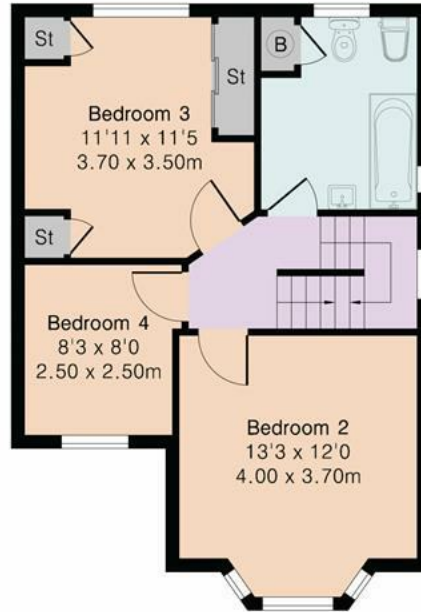
Ground Floor Area 534 sq ft – 50 sq m

First Floor Area 486 sq ft – 45 sq m

Top Floor Area 301 sq ft – 28 sq m



Ground Floor



First Floor



Top 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
67	78

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 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.