

ONslow GARDENS, GRANGE PARK, WINCHMORE HILL N21



EXCELLENT OPPORTUNITY..! IN PURCHASING THIS SEMI DETACHED PROPERTY Situated in a **POPULAR & SOUGHT AFTER TREE LINED RESIDENTIAL TURNING** within **GRANGE PARK N21**. Access to **LOCAL AMENITIES** with it's Independent Retailers, **GRANGE PARK RAIL STATION** which leads to **FINSBURY PARK (TUBE CONNECTION) & LEADING** into **THE CITY of LONDON**, Also having Access to **POPULAR SCHOOLING** within the area. **THE PROPERTY IS OFFERED WITH NO UPWARD CHAIN.**

In Our Opinion, **THE PROPERTY OFFERS EXCELLENT SCOPE** (Subject to **Planning & Building Regulations**) in **EXTENDING THE PROPERTY** by maximising the **Original Footprint** in creating a **GENEROUS SIZED & BESPOKE FAMILY HOME. VIEWINGS RECOMMENDED..!**

GUIDE PRICE £750,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION HALLWAY:

13' 0" x 7' 2.5" (3.96m x 2.18m)

The Reception Hall is entered via partly stained glass wooden door, stairs to first floor landing, doors leading to lounge, dining room (two Receptions) bedroom 3 & kitchen.

LOUNGE-RECEPTION 1:

14' 10" x 11' 5" (4.52m x 3.48m Into Bay)

Tiled fire mantle, coving to ceiling and window to front aspect.

DINING ROOM-RECEPTION 2:

13' 5" x 11' 0" (4.09m x 3.35m)

Fire mantle. coving to ceiling, picture rail & upvc double glazed doors leading into the rear gardens.

BEDROOM THREE:

8' 5" x 8' 0" (2.57m x 2.44m)

Picture rail & windows to aspect.

KITCHEN:

8' 10" x 8' 0" (2.69m x 2.44m)

Range of units to base level, gas hob, tiling to wall, upvc double glazed door & window to rear aspect leading into the gardens.

BATHROOM:

Comprising panned bath with mixer taps & shower attachments, partly tiled walls, pedestal wash basin, partly tiled walls & stained glass to aspect.

SEPARATE WC:

Low flush wc.

FIRST FLOOR LANDING:

Doors leading to bedroom 1 & 2.

BEDROOM ONE:

14' 10" x 11' 5" (4.52m x 3.48m)

Built-in cupboards, fire mantle, picture rail & window to front aspect.

BEDROOM TWO:

11' 5" x 13' 5" (3.48m x 4.09m)

Picture rail, fire mantle, built-in cupboards & upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Mainly laid to lawn with shrub borders & driveway leading to the side of the property. Access to the rear gardens & carport style covering.

REAR:

Mainly laid to lawn with shrubs in need of cultivation, brick built storage shed, side pedestrian access to the side & front gardens.

CARPORT:

Via driveway leading to carport style covering.

ADDITIONAL NOTES:

The Property In Our opinion Offers An Excellent Opportunity for either Enthusiast or Parties within the Construction Industry To Buy This Property which (Subject to Usual Planning & Building Regulations) in Extending & Maximising the Footprint in Creating a Bespoke & Generous Family Home.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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In Our Opinion The Location is one of which has been Sought After & Popular for many years with it's Rail Station nearby leading into The City & Popular Schooling. Highly Recommended.

Please Note:

The Property is being Marketed with a Guide Price Figure Of £750,000.00 - £775,000.00 & with Offers In Excess Of £750,000.00.

ADDITIONAL INFORMATION:

Please Note :

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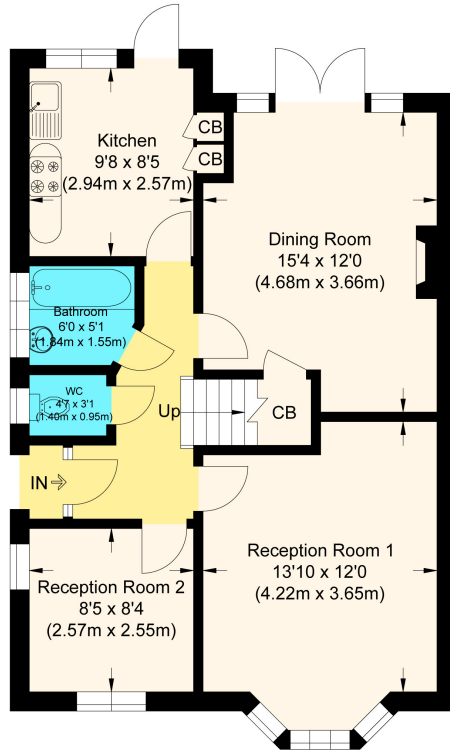
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Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

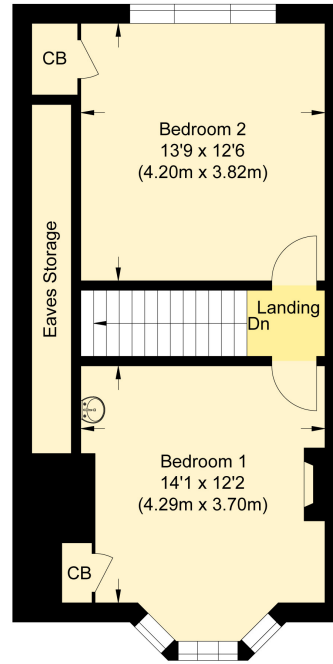
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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

ONSLOW GARDENS, GRANGE PARK, WINCHMORE HILL, N21



Ground Floor



First Floor



Onslow Gardens Winchmore Hill, N21 1DX

Approximate Gross Internal Floor Area : 96.80 sq m / 1041.94 sq ft
(Excluding Eaves Storage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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