

Park Drive, London £825,000



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£825,000**



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Addison Townsend are pleased to offer this three bedroom semi detached house with garage to side located in Winchmore Hill. The house offers; open plan lounge dining room, modern extended kitchen/diner, downstairs shower room/utility, family bathroom with seperate toilet, off street parking and private rear garden. The house is located on a residential road 0.5 miles to Grange Park Station, 0.8 miles to Winchmore Hill Station and The Green while being a short walk to Green Lanes providing a range of local shops, supermarket, restaurants and bus routes. The property offers further potential to extend to the side, rear and loft, subject to planning.

- Semi Detached House
- Extended Kitchen/Diner
- Downstairs Shower Room and Utility
- Three Bedrooms

- Open Plan Lounge and Dining Room
- Off Street Parking
- Potential for extension (SSTP)
- 0.5 Miles To Grange Park Station

Porch
Double glazed porch with double doors to front

Lounge Area
4.91m x 4.22m (16' 1" x 13' 10") Double glazed bay window to front, coved comices, wood flooring, storage under stairs, radiator, feature fireplace

Dining Area
4.95m x 3.91m (16' 3" x 12' 10") Double glazed sliding patio doors to rear, coved comices, wood flooring, radiator, feature fireplace

Kitchen/Diner
4.51m x 4.51m (14' 10" x 14' 10") Range of wall and base units with splash back tiling, stainless steel sink with mixer tap and drainer board, integrated hob with extractor hood, integrated oven/grill, space for fridge/freezer, tiled flooring, storage cupboard, radiator, spot lighting, double glazed door to garden, double glazed window to rear

Shower Room/Utility
2.40m x 1.64m (7' 10" x 5' 5") Shower cubicle with fitted shower head and hand held attachment, low level flush toilet, vanity wash hand basin with storage under, plumbing for washing machine, space for tumble drier, spot lighting, extractor fan, tiled flooring, tiled walls

Landing
Turning staircase to first floor, stained leaded light window to side, picture rails, access to loft

Bedroom One
4.86m x 3.97m (15' 11" x 13' 0") Double glazed bay window to front, radiator, coved comices, fitted wardrobes

Bedroom Two
3.95m x 3.96m (13' 0" x 13' 0") Double glazed window to rear, radiator, fitted wardrobes, picture rails

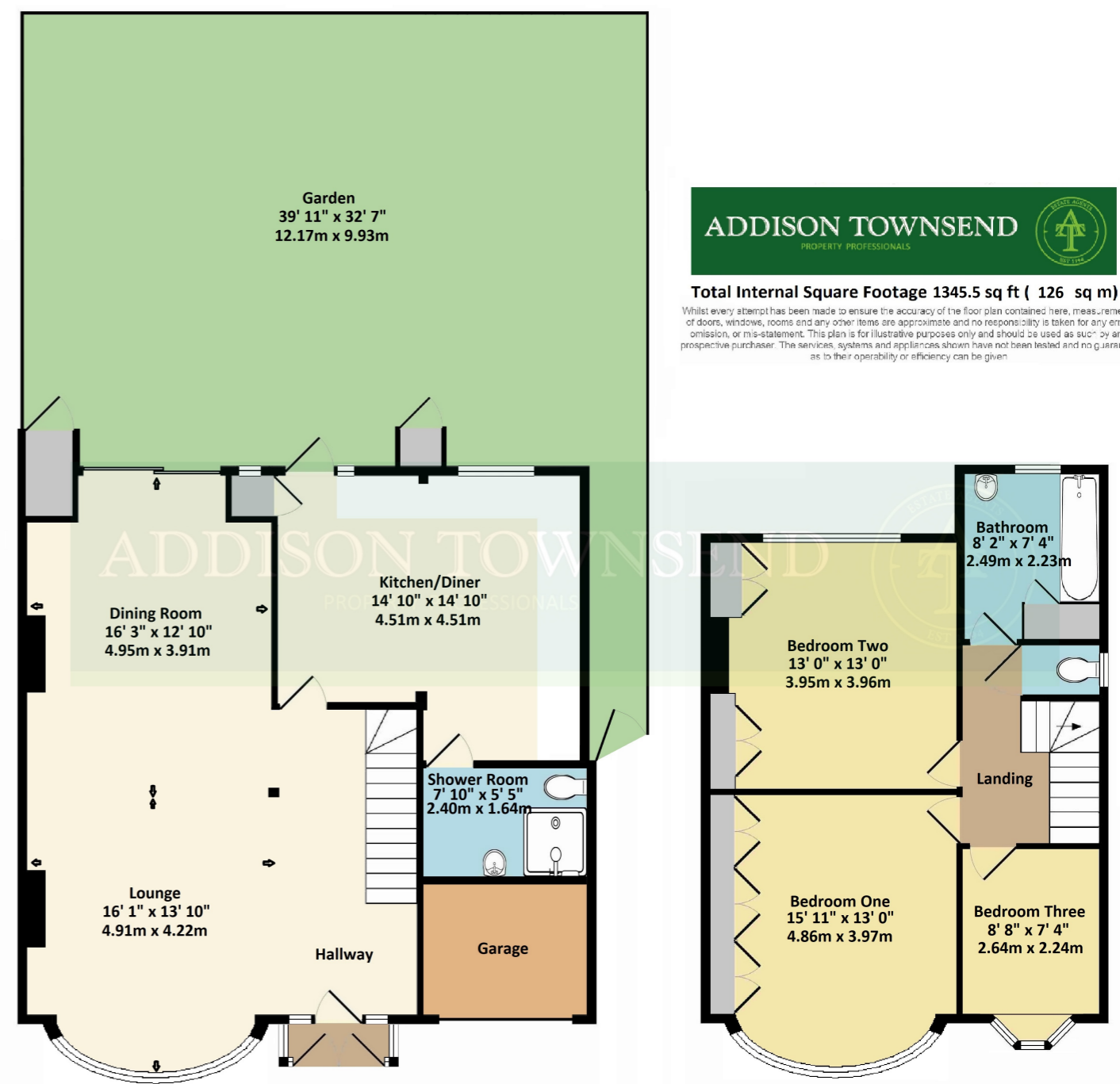
Bedroom Three
2.64m x 2.24m (8' 8" x 7' 4") Double glazed bay window to front, radiator, picture rails

Bathroom
2.49m x 2.23m (8' 2" x 7' 4") Panel bath, vanity wash hand basin with storage under, towel radiator, double glazed window to rear, tiled flooring, tiled walls, airing cupboard

Toilet
Low level flush toilet, double glazed window to side, tiled flooring, tiled walls

Garden
12.17m x 9.93m (39' 11" x 32' 7") Paved patio area leading to laid lawn, storage cupboards, side access

Off Street Parking
Paved driveway, access to garage



ADDISON TOWNSEND
PROPERTY PROFESSIONALS

Total Internal Square Footage 1345.5 sq ft (126 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
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