

## Landra Gardens, N21 1RT

**£1,075,000 FREEHOLD**

A wonderful opportunity to acquire this beautifully presented 4 bedroom extended semi-detached house with off street parking for 3 cars and a garage, situated in this sought after road in the heart of Grange Park. The current owners have put a lot of time and effort into refurbishing the house to a very high standard furthermore the house has had a Vaillant boiler fitted within the last year. The ground floor comprises of a large dining room, 22' lounge, with double glazed sliding doors overlooking 110' garden which has a large patio area which includes a built in BBQ and stairs leading to a large lawn area. 20' well-appointed kitchen diner which leads into a fitted utility area and a ground floor W.C. On the first floor there are 4 bedrooms and a large modern bathroom. Within easy reach of local shops, restaurants, buses and railway station and in the catchment for both Grange Park primary and Highlands secondary schools.

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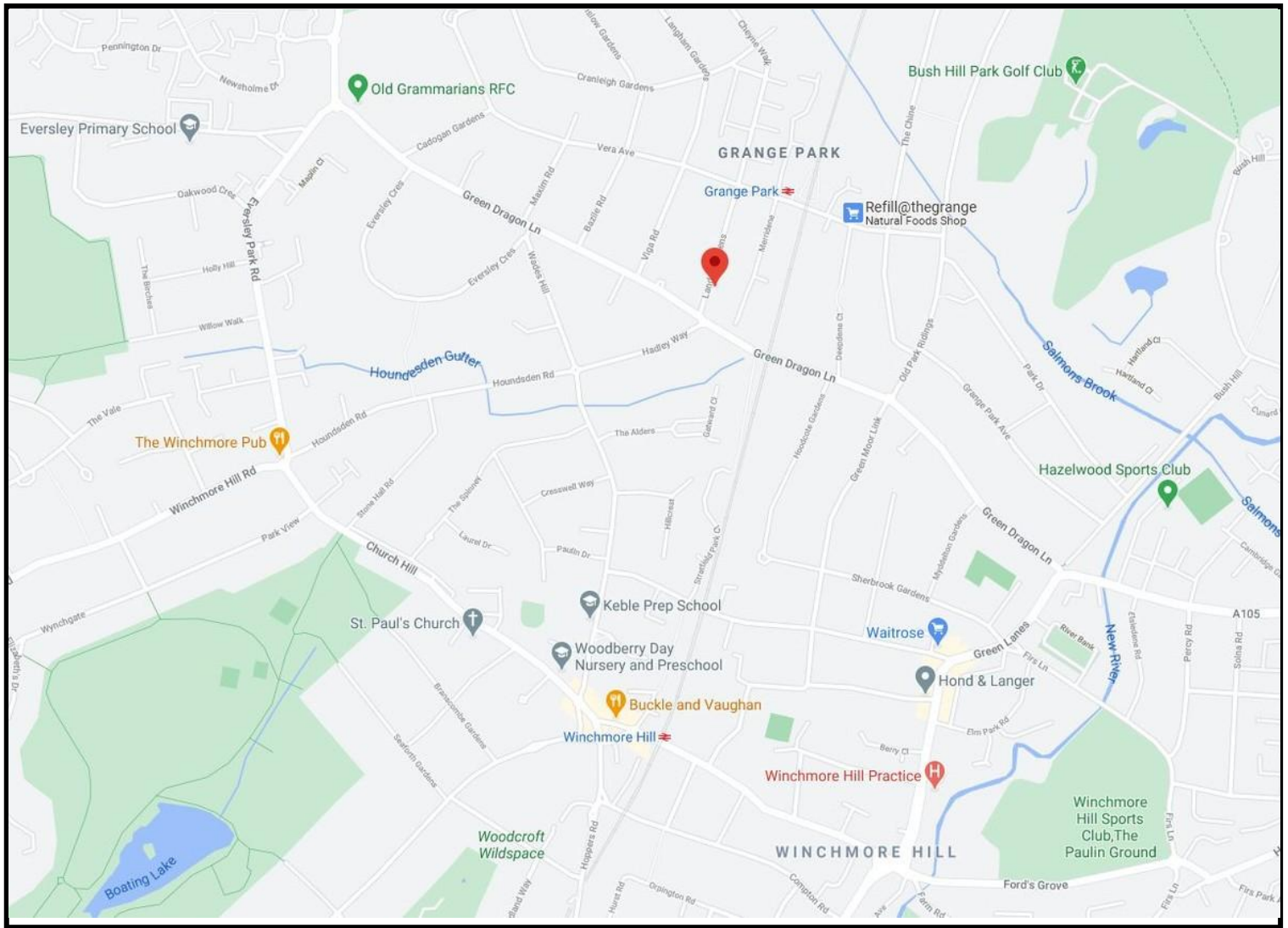
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Landra Gardens, Grange Park, London, N21

Approximate Area = 1762 sq ft / 164 sq m (includes garage)

For identification only - Not to scale





11/11/2020

Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	53   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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