

NOVUS Residential

SALES
LETTINGS
MANAGEMENT

PARK DRIVE, GRANGE PARK, N21



A very desirable four-bedroom semi-detached family home with an abundance of features to include a garden that extends to in excess of 300 ft. Located on this popular residential street which is closely located to the amenities of Grange Park and with Winchmore Hill and Enfield Town just a little further. The accommodation, that extends to 1,800 sq ft comprises double doors entrance hall with under stairs cupboard and guest WC and doors leading to; bay fronted reception room to front aspect, large open plan kitchen/living room with central island separating the two and folding doors leading to terrace. The first floor comprises two double bedrooms to front and rear aspect, further bedroom/study and four-piece family bathroom suite. The second (top) floor houses a large storage area and a bedroom suite with en-suite shower room and several integrated storage drawers and wardrobes which are cleverly recessed into the loft space. The property benefits from a large array of features to include quality wood flooring to principle rooms, stained glass feature windows, feature fireplace and coving and picture rails. To the front the property has off street parking and a shared driveway leading to garage, to the rear the property has an extremely long rear garden which is laid to lawn with shrub borders and has several outbuildings and a swimming pool with decked terrace. It is possible that the garden could at some point be developed to provide a separate dwelling (SSTP).

£1,125,000 (Subject to Contract)

FREEHOLD

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PRS Property
Redress
Scheme

Park Drive is a popular residential road which runs between Old Park Ridings and Bush Hill. As such it is well situated for access to The Grangeway providing very convenient access to the numerous independent retailers upon this parade which include a local butcher, beauty salons and boutique shops. A little further afield are the shopping facilities of Enfield Town and village atmosphere of Winchmore Hill. The locality is well served with bus links and Grange Park Overground Station provides regular commuter access to both London's Moorgate and Kings Cross Stations. The property also situated close to Primary and Secondary schools of good renown.

Council Tax G £3,254.00 (Enfield)

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.





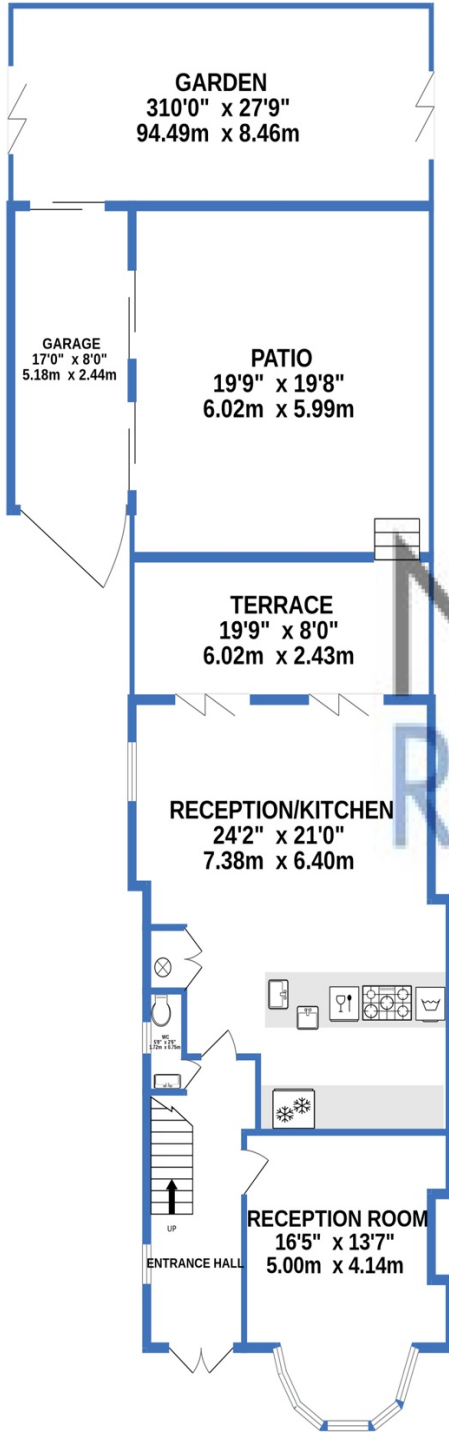








GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.

2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

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