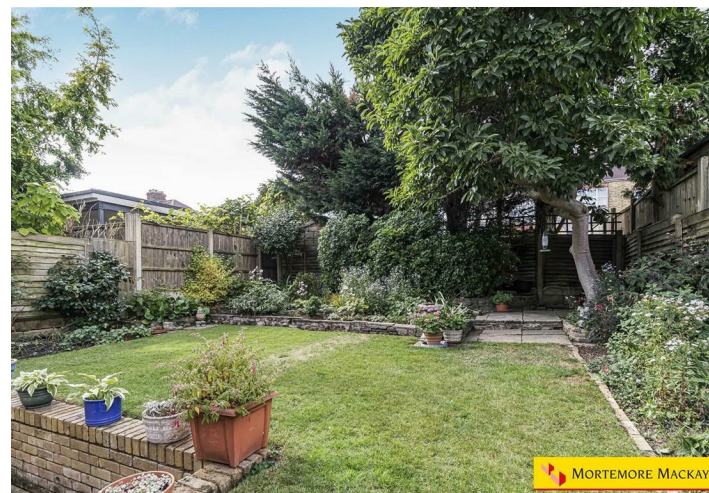
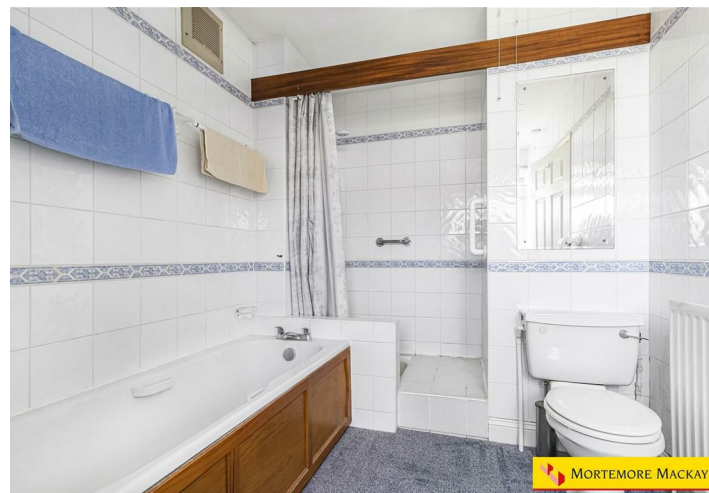




## MERRIDENE, N21 1RD



**£700,000 Freehold**

- DETACHED
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- 3 BEDROOMS
- WEST FACING GARDEN
- TWO RECEPTIONS
- UTILITY ROOM
- INTEGRAL GARAGE
- FAMILY BATHROOM
- OFF STREET PARKING



Property Details

CHAIN FREE - We have pleasure in offering for sale this detached property situated in this quiet cul de sac in Grange Park. The property comprises of a spacious dual aspect reception room with kitchen off, a study to the front, downstairs cloakroom and then on the first floor are three bedrooms and a family bathroom. There is a mature rear garden with patio area with remainder laid to lawn with flower borders. The front is brick paved to provide off street parking and access to the garage. Situated in walking distance of Grange Park Station and local shops, restaurants and buses. It is also in catchment for excellent primary and secondary schools.



Approximate Gross Internal Area 1414 sq ft - 131 sq m  
(Including Garage)  
Ground Floor Area 795 sq ft – 74 sq m  
First Floor Area 619 sq ft – 57 sq m



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
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 