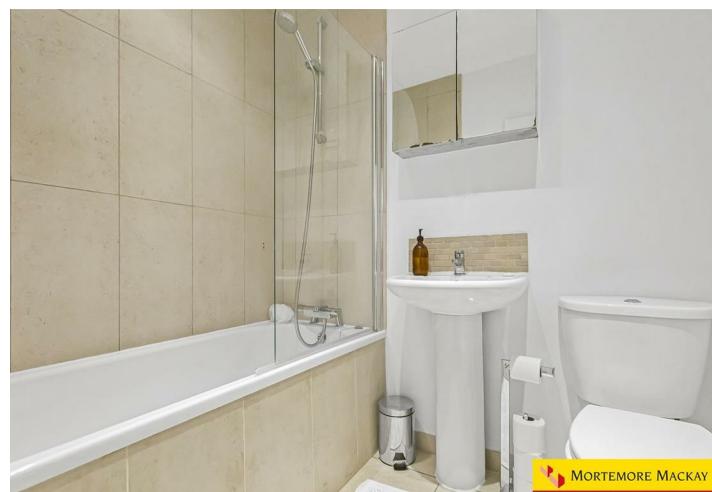




## THE CHINE, N21 2EH



**£1,100,000 Freehold**

- PRESTIGIOUS ROAD IN GRANGE PARK
- OPEN PLAN STYLISH KITCHEN/FAMILY ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- PRIVATE REAR GARDEN
- EXTENDED SEMI DETACHED HOUSE
- FRONT RECEPTION ROOM
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- POTENTIAL FOR LOFT EXTENSION SUBJECT TO PLANNING PERMISSION

## Property Details

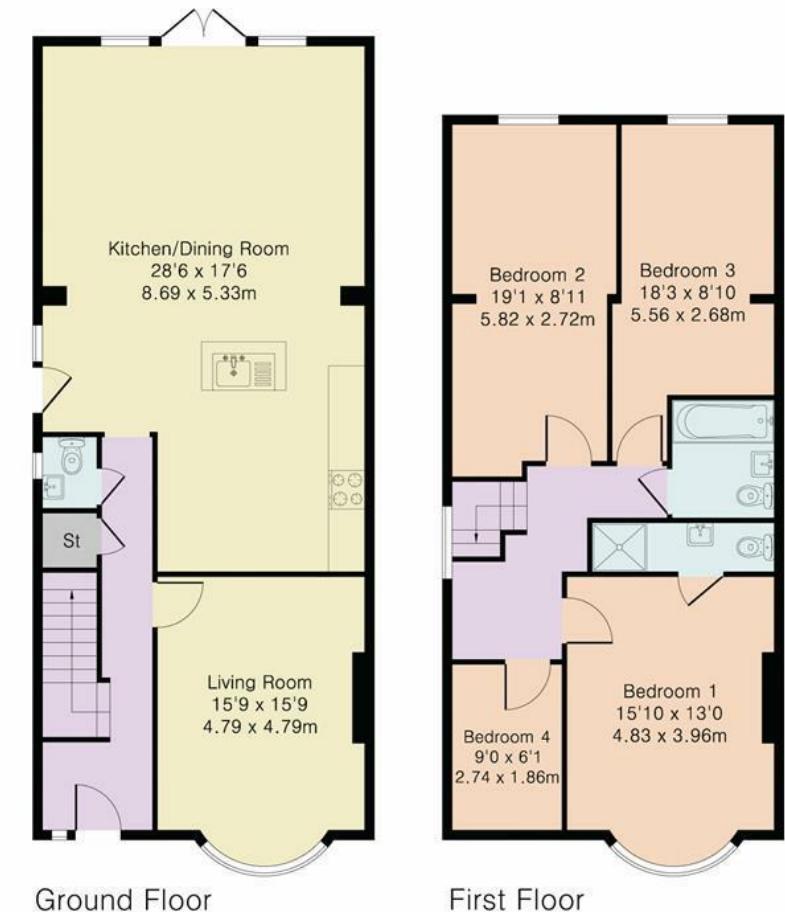
Mortemore Mackay are pleased to offer for sale this attractive, extended semi-detached house situated on this highly sought after road in Grange Park and close to Grange Park local shops and train station.

The accommodation is arranged over two floors and provides a front reception room, an open plan rear reception room with a stylish fitted kitchen, an island unit plus a dining area and a downstairs cloakroom. The first floor provides four bedrooms, a family bathroom and en-suite shower room. To the rear is an idyllic garden with patio area and steps leading up to a lawned area with herbaceous borders, fruit trees and green roof shed with power and bike hanging storage.



### Approximate Gross Internal Area 1432 sq ft - 133 sq m

Ground Floor Area 753 sq ft - 70 sq m  
First Floor Area 679 sq ft - 63 sq m



Ground Floor

First Floor



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



MORTEMORE MACKAY

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

