



## PERCY ROAD, N21 2JA



**£815,000 Freehold**

- SEMI-DETACHED
- TWO RECEPTIONS
- THREE BEDROOMS
- FAMILY BATHROOM
- OUTBUILDING
- EXTENDED
- KITCHEN
- ATTIC ROOM (NOT CONVERTED)
- GARDEN
- OFF STREET PARKING

Property Details

We have pleasure in offering for sale this extended family home situated in this popular residential turning. The property briefly consists of front reception room, rear reception open to the extension in turn opening to the kitchen. There is a comprehensive kitchen with ample wall and base units. On the first floor there are three good size bedrooms and a family bathroom and also an attic room (not converted). The rear garden has patio areas both to the front and rear with remainder laid to lawn with flower borders and an outbuilding. The front garden has a crazy paved driveway with remainder lawn. Situated in easy reach of local shops, restaurants and buses.

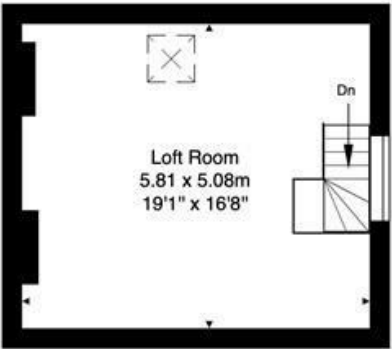


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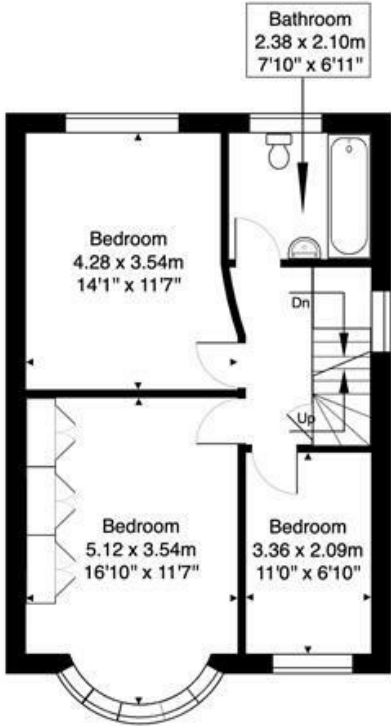
Approximate Gross Internal Area 148.0 m² ... 1593 ft² (excluding garden, outbuilding)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.



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	

