



PARK VIEW, N21 1QS



£825,000 Freehold

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- DOWNSTAIRS WC
- KITCHEN
- 88' REAR GARDEN
- OPPOSITE ENTRANCE TO GROVELANDS PARK
- TWO RECEPTION ROOMS
- BATHROOM WITH SEPARATE WC
- GARAGE VIA SHARED DRIVEWAY
- SCOPE TO EXTEND SUBJECT TO PLANNING CONSENT

Property Details

Situated in the highly sought-after and picturesque area of Park View, N21, this charming three-bedroom semi-detached house offers an exciting opportunity for those seeking a home with great potential in a prime North London location. The property has been lovingly maintained by the current owners and, while in need of modernisation, presents ample scope to extend and improve, allowing new owners to create a truly bespoke family residence.

The property boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining. The kitchen is functional, and there is a convenient downstairs WC, alongside a family bathroom with a separate WC.

One of the standout features of this home is the impressive 88'11" private rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a garage is accessible via a shared driveway, offering practical storage solutions.

While the property may require some updating, it holds significant potential for extension, subject to planning permission, allowing you to tailor it to your personal taste and needs.

The location is particularly appealing, with Winchmore Hill station and Southgate underground station just a short distance away, ensuring excellent transport links for commuters. Furthermore, an entrance to the beautiful Grovelands Park is conveniently located opposite the house, providing a wonderful green space for leisurely strolls and outdoor recreation.

This chain-free property is an ideal choice for families or individuals looking to settle in a quiet yet well-connected area of London. With its blend of space, potential, and a prime location, this home is not to be missed.

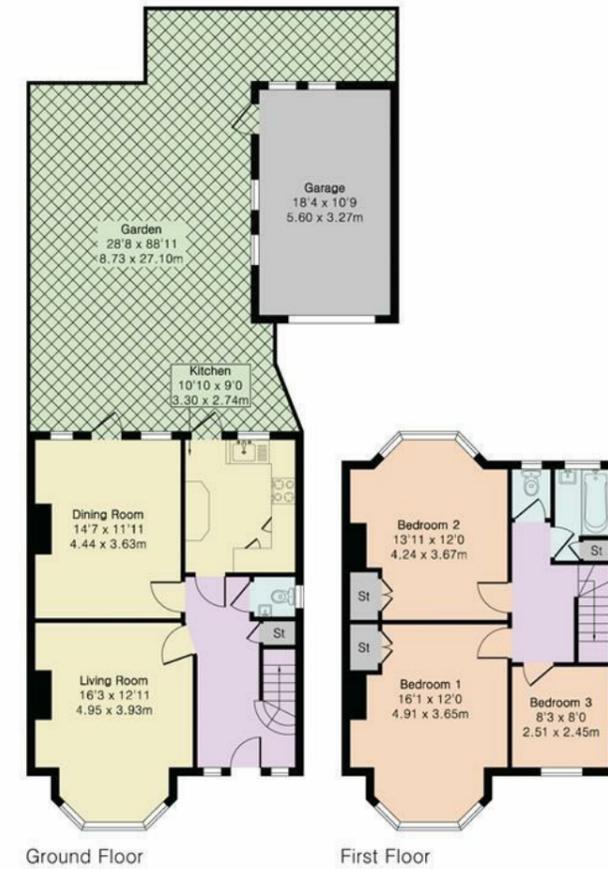


**Approximate Gross Internal Area 1169 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 602 sq ft – 56 sq m

First Floor Area 567 sq ft – 53 sq m

Garage Area 197 sq ft – 18 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		
(81-91) 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	

