



ORPINGTON ROAD, N21 3PD



£925,000 Freehold

- DETACHED HOUSE
- TWO BATHROOMS
- TWO FORMAL RECEPTION ROOMS
- PRIVATE REAR GARDEN
- CHAIN FREE
- FOUR BEDROOMS
- DOWNSTAIRS WC
- KITCHEN/DINER
- GARAGE 23'4 19'7

Property Details

Placed on Orpington Road in London, N21 this charming detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,479 square feet, the property boasts a welcoming entrance hallway that leads to two formal reception rooms, ideal for both entertaining guests and enjoying family time. The spacious kitchen diner is perfect for casual meals and gatherings, while a convenient downstairs WC adds to the practicality of the layout.

On the first floor, you will find four well-proportioned bedrooms, including a principal bedroom with an en suite bathroom, providing a private retreat. The family bathroom serves the other bedrooms, ensuring ample facilities for all.

The property is further enhanced by private front and rear gardens, offering a tranquil outdoor space for relaxation or play. Additionally, a double garage measuring 23'4" x 19'7" provides generous storage or parking options.

Located just a short distance from Winchmore Hill Station, this home is ideally situated near a variety of shops, bars, restaurants, and cafes, making it a perfect choice for those who appreciate a vibrant community. Available chain-free, this property presents an excellent opportunity for families or individuals seeking a spacious and well-located home in London.



**Approximate Gross Internal Area 1479 sq ft - 137 sq m
(Excluding Garage)**
 Ground Floor Area 758 sq ft – 70 sq m
 First Floor Area 721 sq ft – 67 sq m
 Garage Area 385 sq ft – 36 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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

