



2

Bedrooms



1

Bathroom

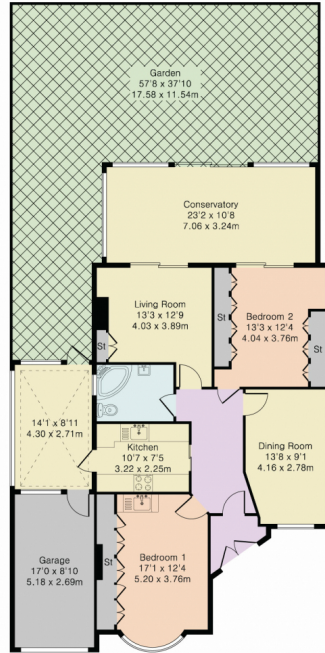




Addison Townsend are pleased to offer this two bedroom semi detached bungalow located on a very quiet residential road in Grange Park. The property offers; two reception rooms, two bedrooms, kitchen, three piece bathroom suite, conservatory, lean to, easy access to the loft for storage, large rear south west facing garden garden, off street parking and garage to side. Located within close proximity to both primary and secondary schools while also being within walking distance of Grange Park Overground Station as well as The Grangeway offering a range of shops and local bus routes. The property has large potential to extend subject to planning permission. CHAIN FREE.



Approximate Gross Internal Area 1441 sq ft – 134 sq m



Ground 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 practise. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Cranleigh Gardens, N21

