

## UPLANDS WAY, N21 1DU



**£950,000 Freehold**

- CHAIN FREE
- LOUNGE
- KITCHEN
- WET ROOM AND SHOWER ROOM
- GARAGE
- DOUBLE FRONTED DETACHED BUNGALOW
- DINING ROOM
- TWO DOUBLE BEDROOMS
- UTILITY ROOM
- WEST FACING GARDEN

Property Details

CHAIN FREE - Occupying a highly desirable position in one of the area's most sought-after residential turnings, this rarely available two double bedroom, double-fronted detached bungalow offers spacious and versatile accommodation, a mature westerly facing rear garden and the enviable benefit of backing directly onto the picturesque Enfield Golf Course.

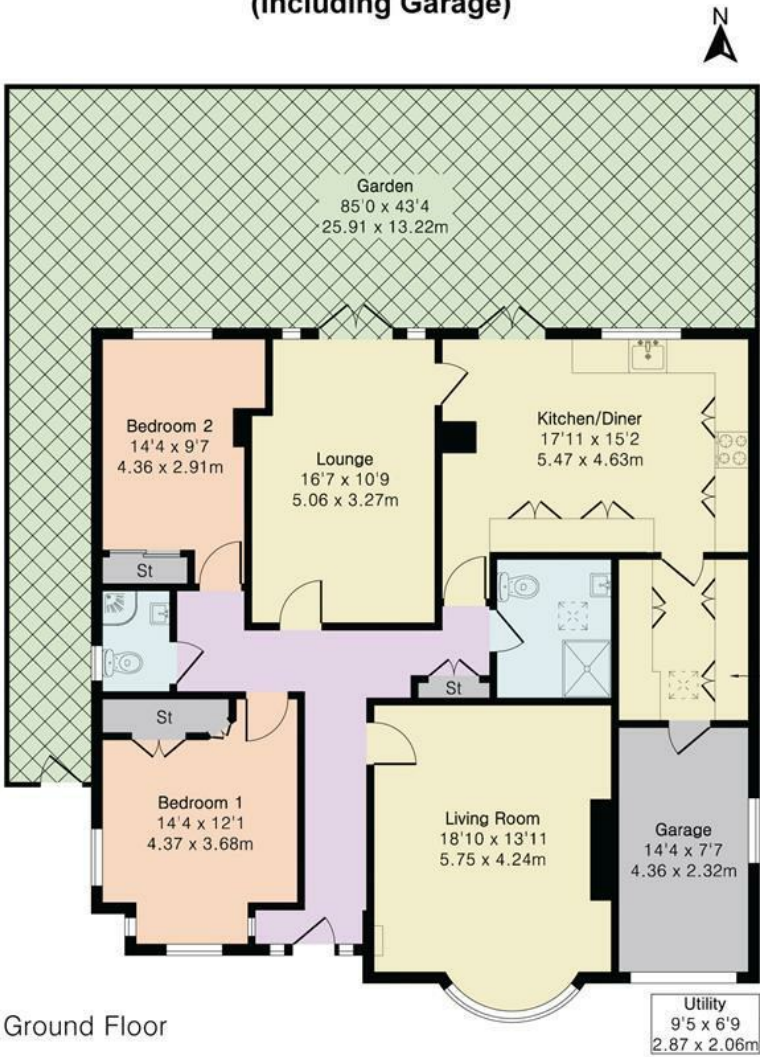
The property enjoys an attractive frontage and is approached via a generous carriage driveway, providing ample off-street parking and access to the garage. Internally, the accommodation is both spacious and well proportioned, featuring a superb front lounge, ideal for relaxing and entertaining, together with a separate dining room offering an excellent space for family gatherings and more formal occasions.

There are two generously sized double bedrooms, a shower room and an additional wet room, providing practicality and flexibility for a variety of buyers. The kitchen is complemented by a separate utility room, offering valuable additional storage and laundry facilities. One of the property's standout features is its delightful westerly facing rear garden. Beautifully established and mature, the garden provides a wonderful setting for outdoor entertaining, relaxation and enjoying the afternoon and evening sunshine. Backing directly onto Enfield Golf Course, the property benefits from an attractive green outlook and a particularly appealing setting. The combination of its generous plot, detached design, versatile accommodation and prestigious location makes this an exciting opportunity for purchasers seeking a bungalow in this highly regarded residential area.

Grange Park with its local shops, cafe, restaurants, buses and railway station are within easy reach as is excellent local primary and secondary schools and Grange Park Open Space.



Approximate Gross Internal Area 1384 sq ft - 129 sq m (Including Garage)



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                                   | 65                      | 77        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

