

Langham Gardens, London, N21 1DJ





Langham Gardens

Located in a sought-after area close to Grange Park Station and local amenities, this delightful three-bedroom semi-detached house offers a fantastic opportunity to create your dream family home. Although it requires some refurbishment, the property presents an ideal blank canvas for buyers looking to personalise to their own style.

The current accommodation comprises of three bedrooms, a family bathroom, two spacious reception rooms and a kitchen/breakfast room. To the front, there is off-street parking with convenient access to the garage, while the rear features a beautifully private garden complete with a charming wooden summer house.

This home offers significant potential to refurbish to your own taste and, subject to planning permission, extend to suit your needs. With its great location and exciting possibilities, this property is perfect for those looking to invest in a home they can make their own.





























Approximate Gross Internal Area 1690 sq ft - 158 sq m

Ground Floor Area 934 sq ft – 87 sq m

First Floor Area 600 sq ft – 56 sq m

Outbuilding Area 156 sq ft – 15 sq m



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.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

www.statons.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Council Tax - F
Local Authority – Enfield

STATONS
HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ

0208 440 9797
hadley@statons.com

