



1955 SqFt Interior



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TRINDER ROAD

4 BEDROOM | 3 BATHROOM | HOUSE - TERRACED



MATERIAL INFORMATION:

FREEHOLD

COUNCIL TAX BAND - E

EPC RATING - D

KEY FEATURES

- 4 BEDROOM HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- FREEHOLD
- SCOPE TO EXTEND STPP
- 0.7MILES FROM CROUCH END BROADWAY
- 0.1 MILES FROM CROUCH HILL STATION

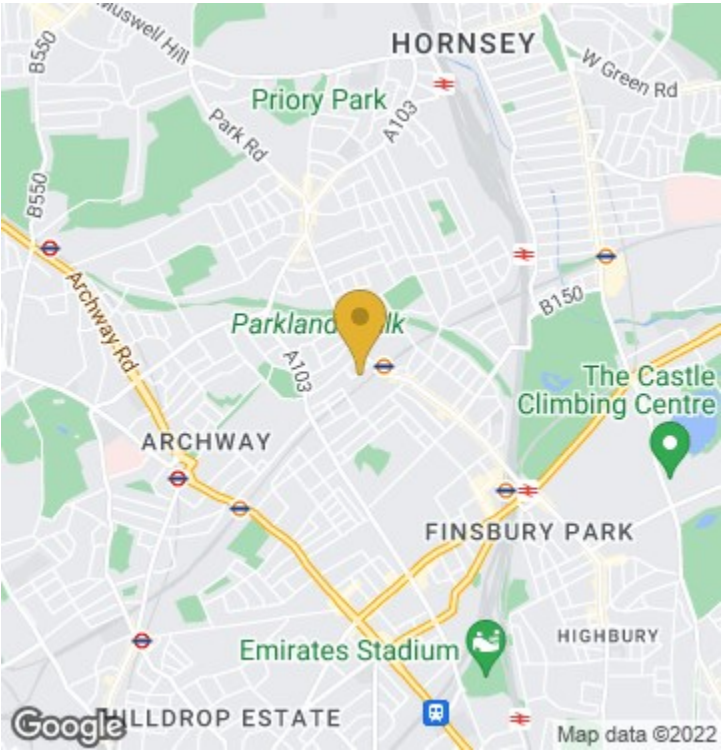
YOURS FOR
£1,325,000

Upon entry onto the ground floor, you are welcomed by a wealth of natural light and fresh white walls in the spacious hallway with attractive ceiling corning. Handsome wood flooring proliferates throughout, leading you into one of two reception rooms. The first sits towards the front of the property, boasting bay window and fireplace while the second hosts in built storage and even more room for lounge and/or dining furniture.

Down a short flight of steps you'll find the ground floor shower room while the large, eat-in kitchen awaits towards the rear. Plentiful storage options can be found, from a plethora of cool grey cabinetry to built in wall shelving, whilst all modern appliances await beneath marble effect worktops. From here you'll find access to the rear garden via the French window.

Partly laid to patio and lawn ideal for BBQs, the garden is surrounded by mature trees and shrubbery, as well as fenced walls for extra privacy. Back inside, you'll discover garden views from three out of four bedrooms which can be converted into home office space or even storage rooms if required. On the first floor you'll also find the main bathroom in swathes of gleaming white tiling surrounding the full sized bath tub and overhead shower.

On the third floor, the covetable en-suite bedroom resides, with charming sloping ceilings, cosy carpeting and Eaves storage. The shower room boasts floating sink and heated towel rail, illuminated via the large skylight. For even more storage space, a large basement awaits downstairs, ready to be fully stocked with your wine collection while your gardening tools can be kept in the shed outside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



BEDROOMS: 4



BATHROOMS: 3



RECEPTIONS: 2

