

KEMPE ROAD, ENFIELD EN1



ATTENTION ALL PURCHASERS..! THIS SUPERBLY MAINTAINED FAMILY HOME. Featuring Partly Brick Built CONSERVATORY, HIGH SPECIFICATION FITTED KITCHEN-DINER, UTILITY & CLOAKROOM-WC, BAR-OUTBUILDING, LANDSCAPED GARDEN & OFF STREET PARKING for Vehicles. In Our Opinion This is A WONDERFULLY MAINTAINED HOME & High SPECIFICATION THROUGHOUT. HIGHLY RECOMMENDED VIEWING TO AVOID DISAPPOINTMENT.

The Property is SITUATED WITHIN THIS RESIDENTIAL TURNING, having access to Local Amenities additional Amenities to a Varsity Retailers on The HERTFORD ROAD. BUS ROUTES, LOCAL SCHOOLING FOR ALL AGES & RAIL STATION to SEVEN SISTERS for TUBE CONNECTION, Also LEADING Into LONDON'S LIVERPOOL STREET STATION.

Additional Benefits, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, FIRST FLOOR FITTED BATHROOM SUITE, Wood Cottage Style Doors, FITTED GLOSS KITCHEN WITH FITTED NAMED APPLIANCES. EXCELLENT OPPORTUNITY, A REAL MUST VIEW..!

OFFERS IN EXCESS OF: £500,000 FREEHOLD

PROPERTY DETAILS:**ENTRANCE:**

Via composite style double glazed stained glass door leading into reception hallway.

RECEPTION HALLWAY:

10' 5" x 4' 5" (3.17m x 1.35m)

Laminated flooring, radiator, coving to ceiling spot lighting, stairs to first floor landing, doors to lounge & kitchen-diner.

LOUNGE:

13' 5" x 11' 5" (4.09m x 3.48m)

Upvc double glazed bay window to front aspect, coal effect gas fire, coving to ceiling, laminated flooring, feature stone style fire mantle & built-in shelving.

KITCHEN-DINER:

In Our Opinion A Superbly fitted soft close modern Gloss units to base & eye level with worktop surfaces, inserted stainless steel sink unit with mixer tap, fitted Bosch double oven, AEA fitted hob with fitted extractor fan above, marble window sills, additional built-in cupboards housing meters, dual Upvc double glazed windows to rear aspect, tiled flooring, partly tiled wall, feature radiator & double glazed door leading into the Conservatory-Family Room.

CONSERVATORY-FAMILY ROOM:

12' 10" x 11' 5" (3.91m x 3.48m)

Partly Brick Built combing Upvc double glazed windows & double doors leading into the rear garden, radiator, tiled flooring, double glazed door allowing access to side pedestrian access & doors allowing access to utility cupboard & ground floor cloakroom.

CLOAKROOM:

Nicely fitted, comprising low flush wc, wash hand basin, partly tiled walls, tiled flooring, spot lighting & Upvc double glazed window to rear aspect.

UTILITY CUPBOARD:

Plumbed for washing machine & additional appliance of tumble dryer.

FIRST FLOOR LANDING:

2' 10" x 12' 5" (0.86m x 3.78m)

L-Shaped landing, built-in cupboards, access to the loft area, doors to all bedrooms & bathroom, radiator & feature Upvc double glazed stained window to rear aspect.

BEDROOM ONE:

11' 8" x 12' 0" (3.56m x 3.66m)

Radiator, laminated flooring, coving to ceiling & Upvc double glazed window to front aspect.

BEDROOM TWO:

12' 0" x 9' 5" (3.66m x 2.87m)

Laminated flooring, radiator, coving to ceiling & Upvc double glazed window to front aspect.

BEDROOM THREE:

10' 0" x 7' 5" (3.05m x 2.26m)

L-Shaped room, built-in cupboard, radiator, laminated flooring, coving to ceiling & Upvc double glazed window to rear aspect.

BATHROOM:

In Our Opinion Nicely fitted suite comprising tiled panelled bath with mixer taps & shower attachments & fittings, wash hand basin with mixer taps, combing fitted storage units to low flush wc, tiled flooring, tiled walls, extractor fan, heated towel rail & dual Upvc double glazed window to rear aspect.

EXTERIOR:**FRONT:**

Block paved allowing off street parking for vehicles, along with side gated pedestrian leading to the rear.

REAR:

Nicely presented landscaped garden, comprising paved patio areas to garden with artificial grass, raised sleeper boarders, exterior tap, exterior lighting & access to the Bar-Outbuilding-Bar.

BAR-OUTBUILDING:

20' 0" x 11' 0" (6.10m x 3.35m)

In Our Opinion, can be used as Work Room-Family-Gym Area,

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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power lighting, bar area & stone style paved flooring.

ADDITIONAL NOTES:

In Our Opinion The Property is Presented & Maintained In Excellent Order Throughout By The Present Owners, along with the updating of Kitchen & Bathroom Suite to an Excellent Standard & Specification. The Colour Scheme is Mutual Throughout, Offering a Fresh & Airy to the Family Home.

Located having access to a number of Schools For All Ages, Parklands of Forty Hall, Capel Manor & Road Access to Enfield Town & Waltham Cross. We really do Recommend Viewing To Avoid Disappointment An Excellent Opportunity..!

ADDITIONAL INFORMATION:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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, Scotland & Wales	EU Directive 2002/91/EC	

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