

ALBANY PARK AVENUE, ENFIELD EN3



NEWLY REFURBISHED THROUGHOUT..! THIS STUNNING BRIGHT & AIRY THREE BEDROOM EXTENDED FAMILY HOME, Featuring SPACIOUS FAMILY KITCHEN ROOM, Including MODERN FITTED KITCHEN UNITS with ISLAND INCORPORATING BREAKFAST BAR, UTILITY ROOM, GROUND FLOOR TOILET & First Floor MODERN Bathroom, MARBLE EFFECT TILING, UNDER FLOOR HEATING, NEW GAS CENTRAL HEATING, BLOCK & PATIO REAR GARDENS & GARAGE-WORKSHOP To The REAR with HARD STANDING.

In Our Opinion THE PROPERTY OFFERS EXCELLENT FAMILY ACCOMMODATION with HIGH SPECIFICATION-FITTINGS THROUGHOUT Including BI-FOLDING DOORS OPENING ONTO PAVED GARDENS. Located within This POPULAR RESIDENTIAL TURNING, yet conveniently accessible to Local Amenities, BUS ROUTES, SCHOOLING & LOCAL RAIL LINKS LEADING Into LONDON'S LIVERPOOL STREET STATION. CHAIN FREE, EXCELLENT OPPORTUNITY..! VIEWINGS HIGHLY RECOMMENDED..!

£535,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via Upvc double glazed door leading to the reception hall.

RECEPTION HALL:

19' 0" x 5' 0" (5.79m x 1.52m - Narrowing to 3'2)
Marble style tiling, radiator, spot lighting, under stair storage cupboard with additional cupboard, access to ground floor cloakroom-wc & doors leading to lounge & extended kitchen family home.

GROUND FLOOR CLOAKROOM:

Comprising modern fitted suite, low flush wc, wash hand basin with mixer taps, marble style tiling, spot lighting & radiator.

LOUNGE:

12' 5" x 10' 5" (3.78m x 3.17m)
In our opinion spacious & airy, radiator, feature lighting with spot lighting, TV point, Upvc double glazed window to front aspect & laminated flooring.

KITCHEN FAMILY ROOM:

16' 5" x 14' 0" (5.00m x 4.27m)
In our opinion fitted to a high specification & standard, extended kitchen family room with modern Shaker Style fitted kitchen with built-in cooking appliances, built-in dish washer, feature Island with marble effect worktop surfaces, marble effect tiled flooring with under floor heating, spot lighting, sky window, bi-folding double doors opening onto paved rear patio area & access leading to the utility room & TV point.

UTILITY ROOM:

Comprising fitted units, worktop surfaces, recess for free standing appliances, wall mounted gas boiler & Mega Flow System concealed within fitted cupboard

& tiled flooring.

FIRST FLOOR LANDING:

Access to the loft area, laminated flooring, doors leading to all bedrooms & bathroom.

BEDROOM ONE:

12' 4" x 10' 2" (3.76m x 3.10m)
Radiator, laminated flooring, TV point & Upvc double glazed window to front aspect.

BEDROOM TWO:

10' 4" x 10' 2" (3.15m x 3.10m)
Laminated flooring, radiator, TV point & Upvc double glazed window to rear aspect.

BEDROOM THREE:

7' 5" x 5' 10" (2.26m x 1.78m)
Laminated flooring, radiator & Upvc double glazed window to rear aspect.

FAMILY BATHROOM:

In our opinion fitted to an excellent standard, comprising panelled bath with mixer taps & shower attachment, floating wash hand basin with mixer taps, low flush wc, marble style tiling, radiator, spot lighting & Upvc double glazed window to rear aspect.

EXTERIOR:

REAR:

Paved patio area leading to the garage-workshop & to the rear free standing area via gate, exterior power point & lighting.

GARAGE:

14' 5" x 12' 0" (4.39m x 3.66m)
Double garage wit up & over door, double glazed doors leading into rear gardens, power points & lighting (access via rear service road). Please Note

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

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

ALBANY PARK AVENUE, ENFIELD, EN3

This will require to be confirmed by parties own investigation or instructed conveyancer - solicitors.

ADDITIONAL INFORMATION:

In Our Opinion The Property Offers Spacious Family Accommodation & has been Refurbished to High Fittings and Specification Throughout. Also the property benefits from having access to Local Amenities on the Hertford Road, Local Schooling, Bus Route & a choice of Rail Stations which Leads to London's Liverpool Street Station.

Please Note :

Church's Residential Ltd (Sales) or any Associates or Parties connected to Church's Residential Ltd (Sales) or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or to any of the mentioned wording or figures or measurements within this property brochure or any marketing material. All photographs are for illustration purchase only.

Church's Residential Ltd (Sales) & Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries to the gardens or garden titles or the title or the Lease title or any Legal title of ownership to whole gardens or parking rights & including allocated parking rights parking spaces to boundaries within or outside it's property title or to any past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

All Fixtures & Fittings are to be confirmed & or agreed by the instructed solicitors of each party to proceedings. Church's Residential Ltd are not liable or accept any liability to fixtures or fittings. This must

be legally confirmed by each parties solicitors.

Please note this will need to be confirmed & advised & clarified by all prospective purchasers own investigations or enquires or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated members within Church's do not, nor take any liability or responsibility to any cost's to the present or any future proceedings of the transaction. Please note until the unconditional exchange of contracts by the instructed solicitors, parties have the right to withdraw. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed solicitors.

The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

ALBANY PARK AVENUE, ENFIELD, EN3



Albany Park Avenue, EN3 5NX

Approximate Gross Internal Floor Area : 97.0 sq m / 1044.09 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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