

## ALBANY PARK AVENUE, ENFIELD EN3



**THE VENDORS CHOICE OF ESTATE AGENT, THIS EXTENDED FAMILY HOME, Featuring MODERN FITTED KITCHEN, FITTED MODERN FIRST FLOOR BATHROOM SUITE, Gas Central Heating, DOUBLE GLAZING, GARAGE/WORKSHOP To The Rear and OFF STREET PARKNG. Nicely Presented Throughout with Neutral Colours. An Ideal STARTER FAMILY HOME, HIGHLY RECOMMENDED..!**

**ACCESS to LOCAL AMENITIES with its many Independent Shops, Restaurants, Coffee Bars, Chemists, Super Markets, Local Schools, Nearby RETAIL PARK with NEXT HOME, BOOTS and much more.**

**In Our Opinion An EXCELLENT PACKAGE with ACCESS to Local Bus Routes to Waltham Cross, Edmonton and Enfield Town, Local RAIL STATION LEADING Into LONDON'S LIVERPOOL STREET STATION & TOTTENHAM HALE with TUBE CONNECTONS.**

**GUIDE PRICE: £499,995 FREEHOLD**

**PROPERTY DETAILS:**

**ENTRANCE:**

Laminated wooden flooring, radiator, stairs to first floor landing and under stairs cupboard housing meter.

**RECEPTION:**

12' 5" x 11' 5" (3.78m x 3.48m)

Double glazed window to front aspect, laminated wooden flooring and radiator.

**LIVING ROOM-KITCHEN/DINER:**

21' 3" x 14' 0" (6.48m x 4.27m)

Double glazed window & door to rear aspect, laminated wooden flooring, coving to ceiling, partly tiled walls, ample worktop surfaces, one and a half bowl drainer sink unit with mixer taps cupboards under, base eye level units, integrated electric oven and hob with extractor over, plumbed for dish washer & washing machine, radiator.

**FIRST FLOOR LANDING:**

Access to loft.

**BEDROOM ONE:**

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed window to front aspect, radiator and laminated wooden flooring.

**BEDROOM TWO:**

10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window to rear aspect, radiator and laminated wooden flooring.

**BEDROOM THREE:**

7' 1" x 5' 11" (2.16m x 1.80m)

Double glazed window to front aspect, laminated wooden flooring and radiator.

**BATHROOM:**

5' 11" x 5' 9" (1.80m x 1.75m)

Frosted double glazed window to rear aspect, tiled walls & flooring, fitting to comprise panelled bath with mixer taps and shower attachment, vanity wash hand basin, low flush wc and heated towel rail.

**EXTERIOR:**

**FRONT:**

Off street parking.

**REAR:**

Raised decking area, brick built BBQ, part laid to lawn area and rear vehicle service road access.

**GARAGE:**

23' 0" x 13' 8" (7.01m x 4.17m)

Electric up and over door and power lighting.

**ADDITIONAL INFORMATION:**

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

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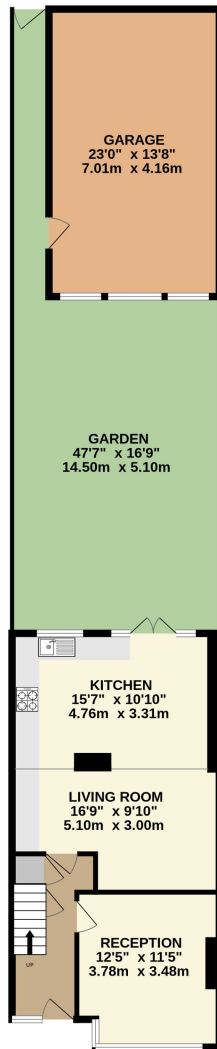
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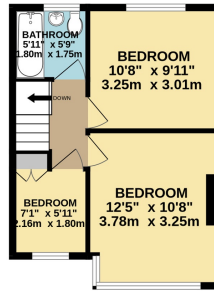
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GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.

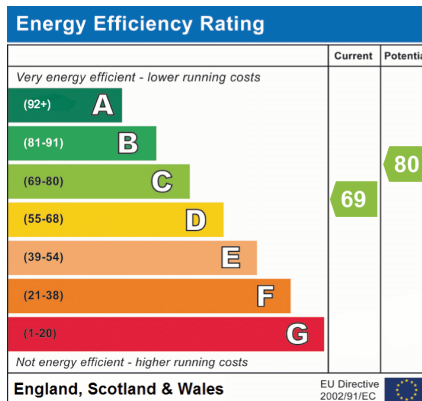


1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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