

AYLANDS ROAD, ENFIELD EN3



****THIS EXTENDED THREE BEDROOM** Mid Terraced 1930's PROPERTY, Featuring EXTENDED KITCHEN, GAS CENTRAL HEATING, DOUBLE GLAZING, LARGER THAN AVERAGE REAR GARDENS & OFF STREET PARKING. In Our Opinion, An Ideal Family Home Offering Further Scope (Subject To Planning-Building Regulations & Approval) in Extending into the LOFT AREA & GROUND FLOOR in Creating A Generous Sized FAMILY HOME & ACCOMMODATION THROUGHOUT **REALISTICALLY PRICED****

The Property is within easy reach of Local Amenities, including Chemists, Doctor Surgery's, Super Markets & Bus Routes Leading to WALTHAM CROSS, ENFIELD TOWN, EDMONTON & Beyond also having a choice of OVER GROUND RAIL STATIONS Leading into LONDON'S LIVERPOOL STREET STATION with TUBE CONNECTIONS at TOTTENHAM HALE or SEVEN SISTERS. In Our Opinion Ideal ****STARTER FAMILY HOME or PROPERTY INVESTMENT**** All Viewings Strictly by Appointment Only ****HIGHLY RECOMMENDED****

PRICE: £439,995 FREEHOLD

PROPERTY DETAILS:

PORCH RECEPTION:

UPVC double glazed porch leading to main entrance via main door.

LOUNGE-RECEPTION:

15' 5" x 13' 0" (4.70m x 3.96m - Narrowing to 2'5)
Inner Lobby L-Shaped which opens to open plan living, radiator, stairs to first floor landing, UPVC double glazed window to aspect & recess to kitchen.

KITCHEN:

15' 0" x 5' 0" (4.57m x 1.52m)
Range of fitted units to base & eye level with worktop surfaces, built-in electric oven & hob, single sink unit, radiator & door allowing access into the lean to conservatory.

CONSERVATORY-LEAN TO:

13' 0" x 8' 0" (3.96m x 2.44m)
UPVC double glazed double doors opening onto the rear gardens.

FIRST FLOOR LANDING:

Access to loft area, doors to all bedrooms & family bathroom.

BEDROOM ONE:

13' 0" x 10' 5" (3.96m x 3.17m)
Radiator & UPVC double glazed window to front aspect.

BEDROOM TWO:

10' 0" x 10' 0" (3.05m x 3.05m)
Built-in cupboard & UPVC double glazed window to rear aspect.

BEDROOM THREE:

5' 11" x 5' 0" (1.80m x 1.52m)
UPVC double glazed window to front aspect.

FAMILY BATHROOM:

13' 0" x 5' 5" (3.96m x 1.65m)
Comprising panelled bath, wash hand basin, low flush wc, radiator & UPVC double glazed window to rear aspect.

EXTERIOR:

FRONT:

Offering off street parking.

REAR:

In Our Opinion, The Gardens are larger than average & on excess of 100ft, shrubs, flower borders, brick built shed & patio area.

ADDITIONAL NOTES:

In Our Opinion, The Property is an Ideal Family Home, in need of some updating (Subject To Planning-Permissions & Building Regulations Approval). The Property has making of a Generous Sized Family Home (*STPP) by Extending into the Loft Area or Re-Shaping the Ground Floor or Property Investment which currently is in high demands for three bedroom properties. Subject to market activity levels and demand along with the London Housing Allowance - Assisted Living - Universal Credit the achievable rental per calendar month to be in the region of £2000.00 plus.

Ideal First Time Landlord or Additional Property to Add to a Portfolio or Subject to the Current Planning Regulations & Subject to Licences could suite House Of Multiple Occupancy (HMO). Excellent Opportunity - Viewings Highly Recommended. Terms & Conditions Will Apply.

EPC & Floor Plan instructed.

ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's

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

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