

## NEWBURY AVENUE, ENFIELD EN3



**FOR SALE THIS THREE BEDROOM END OF TERRACE PROPERTY** In Our Opinion An Ideal **FIRST TIME PURCHASE RENTAL PROPERTY**, having Further Scope (Subject to Planning & Building Regulations) Extending into the Loft and further to the Ground Floor Creating a Generous Size Home.

**BENEFITING** from **DOUBLE GLAZING, GAS CENTRAL HEATING, FIRST FLOOR BATHROOM & OFF STREET PARKING.** Excellent Package..!

The Property is **IDEALLY SITUATED** for **LOCAL SCHOOLING, AMENITIES, BUS ROUTES** Leading **NORTH LONDON & Rail Station**, giving access to **TOTTENHAM HALE RAIL STATION** with **TUBE CONNECTION'S LONDON'S LIVERPOOL STREET STATION.** Also enjoying the Near By **LEE VALLEY REGIONAL PARK LANDS & RIVER LEE**, Popular with Cyclists, Joggers, Families & Fishing. **VIEWING HIGHLY RECOMMENDED.**

**GUIDE PRICE: £420,000 FREEHOLD**

**PROPERTY DETAILS:**

**STORM PORCH:**

Via UPVC door leading into the main reception hallway.

**RECEPTION HALLWAY:**

11' 0" x 5' 8" (3.35m x 1.73m - Narrowing 2'5)  
Stairs to first floor landing, laminated flooring, radiator & doors leading to kitchen and lounge.

**LOUNGE - RECEPTION:**

23' 10" x 10' 5" (7.26m x 3.17m- Narrowing 6'5)  
L-Shaped, laminated flooring, radiator, TV point, wall light fittings, UPVC double glazed window to front aspect & double doors leading into the family room/ study.

**KITCHEN:**

15' 0" x 8' 0" (4.57m x 2.44m- Narrowing 5'8)  
Range of fitted units to base and eye level, worktop surfaces, cooking point, sink unit with mixer taps, tiled flooring, partly tiled walls, wall mounted gas boiler, double glazed window to rear aspect and door leading into the family room/ study.

**FAMILY ROOM- STUDY:**

9' 0" x 7' 0" (2.74m x 2.13m)  
Laminated flooring, radiator, double glazed window to rear aspect and sliding double glazed door leading into the gardens.

**FIRST FLOOR LANDING :**

Double glazed window to side aspect and doors to all bedrooms and bathroom.

**BEDROOM ONE :**

12' 5" x 10' 0" (3.78m x 3.05m)  
Radiator, laminated flooring and double glazed window to front aspect.

**BEDROOM TWO:**

11' 5" x 10' 0" (3.48m x 3.05m)  
Radiator laminated flooring and double glazed window to rear aspect.

**BEDROOM THREE:**

6' 10" x 5' 9" (2.08m x 1.75m)  
Laminated flooring, radiator and double glazed window to front aspect.

**BATHROOM:**

Comprising panelled bath with Triton electrical shower, wash hand basin, low flush wc, radiator, tiled walls, tiled flooring and double glazed window to rear aspect.

**EXTERIOR:**

**FRONT:**

Off street parking and side pedestrian access leading to the rear gardens.

**REAR:**

Patio area, exterior lighting, and side pedestrian access.

**ADDITIONAL NOTES:**

The Property In Our Opinion, would suite Families Starting out to buy a Family Home, Which (Subject to Planning & Building Regulations) Further Scope to Extend Into the Loft Area & Ground Floor in Creating a Sizeable Family Home or Property Investment.

The Current Rental Market is Activity & Subject to Market Conditions & London Housing Allowance, The Achievable Rental to be In The Region Of £1,900 - £2,000 Per Calendar.

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

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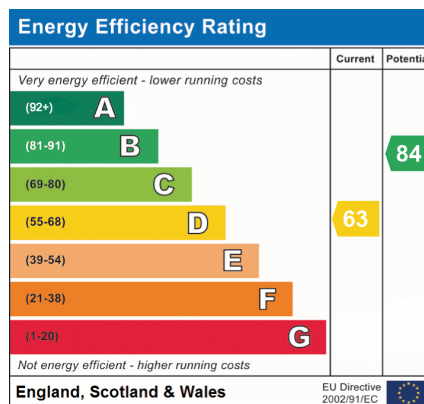
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