

LILAC AVENUE, ENFIELD EN1



FOR SALE THIS THREE BEDROOM END OF TERRACE PROPERTY, IN NEED OF FULL REFURBISHMENT THROUGHOUT. Benefiting from GROUND FLOOR WC, GAS CENTRAL HEATING (Not Tested) & SIZEABLE REAR GARDEN with BRICK BUILT SHED. The Property will need Full Updating-Refurbishment. Hence In Our Opinion Prospective Purchasers will need to consider the option of A CASH FUNDED PURCHASE. CHAIN FREE.

The Property is Located within THIS RESIDENTIAL ESTATE, having Access to LOCAL SCHOOLING, Access to BUS ROUTES LEADING to ENFIELD TOWN, WALTHAM CROSS & RAIL STATIONS LEADING Into LONDON'S LIVERPOOL STREET STATION. Contact Church's For Further Information.

GUIDE PRICE: £385,000 FREEHOLD

PROPERTY DETAILS:

STORM PORCH:

Brick built pitched roof & partly glass construction allowing access to main door.

RECEPTION HALLWAY:

Stairs to first floor landing, doors to lounge, kitchen & ground floor WC and radiator.

LOUNGE AREA:

12' 10" x 13' 0" (3.91m x 3.96m Into Recess)
Fire place-gas fire and double window to front aspect,

DINING AREA:

10' 0" x 9' 0" (3.05m x 2.74m)
Radiator, sliding doors to rear garden & open plan to kitchen.

KITCHEN:

10' 6" x 8' 9" (3.20m x 2.67m)
(In Need of Full Refurbishment) Units to base & eye level, cooker point, sink unit, built-in cupboard housing wall mounted gas boiler, window to rear aspect & door leading into the rear garden.

FIRST FLOOR LANDNG:

Access to loft area, window to side aspect, built-in cupboard, door to bedrooms & bathroom.

BEDROOM ONE:

Fitted wardrobes, radiator, built-in cupboard & window to front aspect.

BEDROOM TWO:

13' 2" x 9' 7" (4.01m x 2.92m)
Radiator & window to rear aspect.

BEDROOM THREE:

9' 7" x 7' 2" (2.92m x 2.18m)
Built-in cupboard & window to aspect.

BATHROOM:

6' 4" x 5' 6" (1.93m x 1.68m)
(In Need of Full Refurbishment) Low flush WC, radiator, panelled bath, pedestal wash basin, partly tiled & window to aspect.

EXTERIOR:

REAR:

Mainly lawn with shrubs, brick built shed-out building & side pedestrian access to the front.

ADDITIONAL NOTES:

Please Note : The Property requires Full Refurbishment Throughout. All Prospective Purchasers will need to consider Purchasing The Property By Fully Cash Funded Purchaser Only.

ADDITIONAL INFORMATION:

Please Note :
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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

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rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to 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.

Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

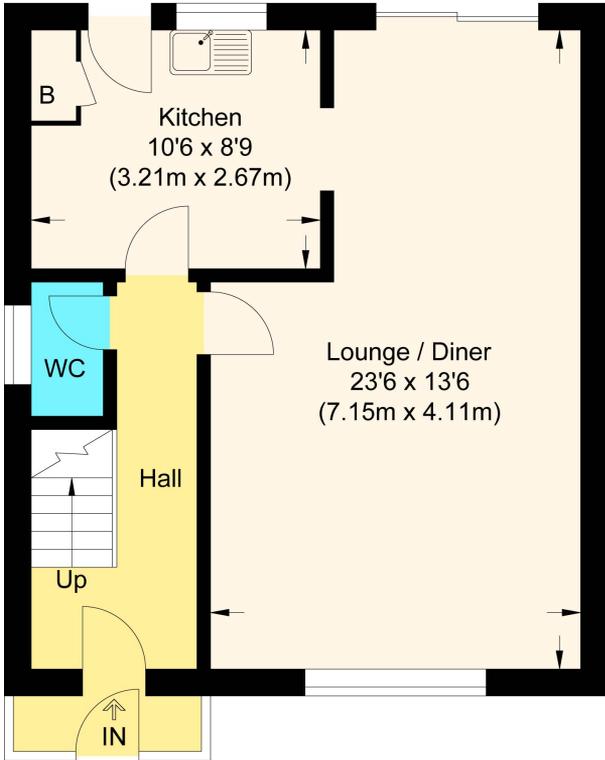
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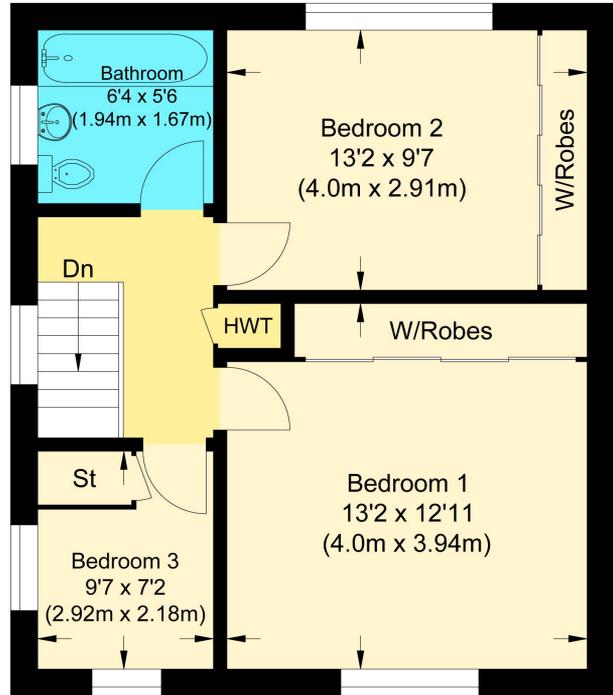
Including Church's **

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Ground Floor



First Floor



Lilac Avenue, EN1 4QY

Approximate Gross Internal Floor Area : 87.20 sq m / 938.61 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		85
(69-80)	C		
(55-68)	D	57	
(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	

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