

FALMER ROAD, ENFIELD TOWN EN1



THIS CHARMING THREE BEDROOM BAY FRONTED OLDER STYLE PROPERTY Featuring **CAST IRON FIRE PLACES**, Nicely Fitted Kitchen, Exposed Floor Boards, **SASH UPVC DOUBLE GLAZED WINDOWS** & First Floor Bathroom. The Property has been maintained in our opinion by the Present Owners In **EXCELLENT ORDER**, Neutral Colour Scheme Throughout. Also having Block Paved Front Gardens & Secluded Rear Garden. In Our Opinion A **WONDERFUL OPPORTUNITY** To PURCHASE A NICELY PRESENTED FAMILY HOME (STPP) Having FURTHER SCOPE To EXTEND.

The Property is Located within This Popular Residential Turning, yet in our opinion conveniently located to **ENFIELD TOWN'S SHOPPING FACILITIES** & with it Vibrant feel of many Independent Retailers & **HIGH STREET RETAILERS**, **COFFEE BARS**, **RESTUARANTS**, Choice of **BANKS** & Nearby **RETAIL PARKS** along with **SUPERMARKETS**.

Also situated for **BUS ROUTES** to many destinations and **LEADING** Into **LONDON'S LIVERPOOL STREET STATION** with **TUBE CONNECTIONS** At **SEVEN SISTERS**, Popular Schooling & Local Gyms. **VIEWING REALLY RECOMMENDED** TO AVOID **DISAPPOINTMENT**.

OFFERS IN EXCESS OF: £585,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Wooden door which is partly stained glass leading into the hallway.

RECEPTION HALLWAY:

Built-in storage cupboard with further storage under stairs, access to lounge, dining room, kitchen, high skirting boards, radiator, stairs to first floor landing & exposed floor boards.

LOUNGE-RECEPTION 1:

13' 5" x 11' 0" (4.09m x 3.35m Into Bay)

Featuring Cast Iron fire place, Sash Upvc double glazed window to front aspect, radiators, coving to ceiling, rose to ceiling, book shelving & laminated flooring.

DINING ROOM - RECEPTION 2:

11' 0" x 9' 0" (3.35m x 2.74m)

Laminated flooring, radiator & Upvc double glazed double doors leading onto rear garden.

KITCHEN-DINING AREA:

16' 10" x 9' 0" (5.13m x 2.74m)

In our opinion, Nicely fitted kitchen being dual aspect room with natural light, comprising of units to base & eye level with fitted larder cupboard, marble worktop surfaces, fitted butler sink with mixer taps, exposed floor boards, radiator, shelving, cast iron fire place, Sash Upvc double glazed window to side aspect , also Upvc double glazed window to rear aspect and door leading into the rear garden, built-in oven, fitted has hob with extractor hood above, partly tiled walls, plumbed for washing machine & spot lighting.

FIRST FLOOR LANDING:

15' 0" x 5' 0" (4.57m x 1.52m - Narrowing to 2'5)

L-Shaped landing, access to the loft area, door to bedrooms & bathroom.

BEDROOM ONE:

12' 8" x 11' 0" (3.86m x 3.35m To Wardrobes)

Radiator, exposed floor boards & dual Upvc Sash windows to front aspect.

BEDROOM TWO:

11' 0" x 9' 2" (3.35m x 2.79m Into Recess)

Exposed floor boards, built-in cupboard, radiator & Sash Upvc double glazed window to rear aspect.

BEDROOM THREE:

9' 0" x 8' 10" (2.74m x 2.69m)

Excluding Recess - Cast iron fire place, radiator & Sash Upvc double glazed window to aspect.

BATHROOM:

Located to the first floor comprising panelled bath with mixer taps & shower attachments, pedestal wash basin, low flush wc, partly tiled walls, tiled flooring, spot lighting & Upvc double glazed window to side aspect.

EXTERIOR:

FRONT:

Block paved with shrub and retaining brick wall.

REAR:

Patio area with flower shrub borders, exterior tap, lawn area & shed.

ADDITIONAL NOTES:

In Our Opinion The Property is A Wonderful Opportunity To Purchase This Family Home with Further Scope (Subject To Planning Permission & Building Regulations) STPP to Extend into the Loft Area in Creating a Further Bedroom with En-suite or

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

FALMER ROAD, ENFIELD TOWN, EN1

Re Designing the Ground Floor. Situated within This Popular Residential Turning, having access to multiple Amenities including Bus-Rail Links.

Also Rail Links into The City of London Line-Liverpool Street Station with Seven Sisters Line for connection for the Tube, Local Schooling For All Ages & Local Parks, Retail Parks with its many High Street Retailers & Supermarkets.

ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any 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.

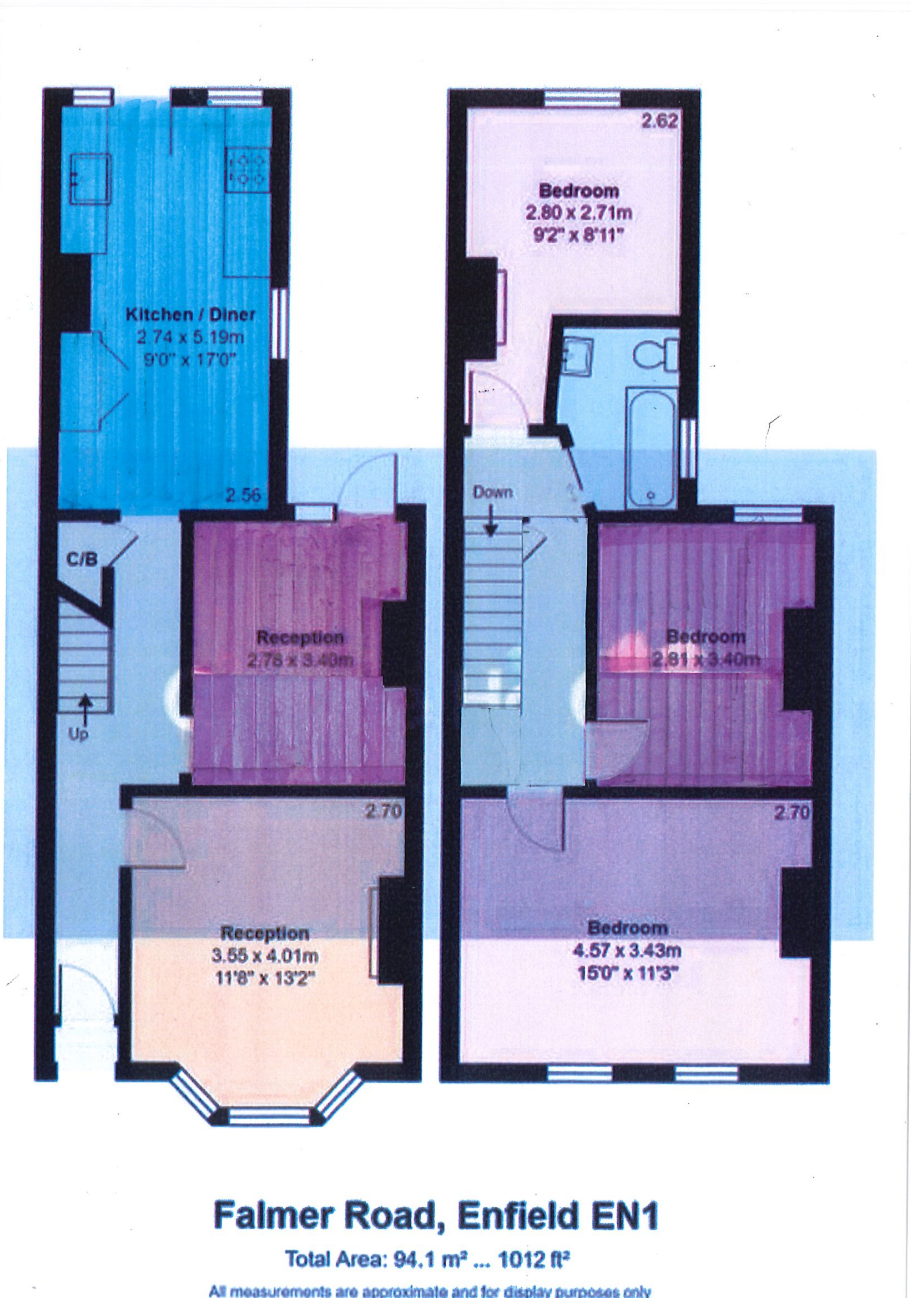
Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. 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 legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

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

****Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's ****

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

FALMER ROAD, ENFIELD TOWN, EN1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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