

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

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

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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:

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Total Area: 94.1 m² ... 1012 ft²

All measurements are approximate and for display purposes only

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	

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