

TO LET

£3,500 pcm



WOODHOUSE
PROPERTY CONSULTANTS

67 Brambles, Theobalds Park Road, Enfield, Greater London. EN2 9BW

ABOUT THE PROPERTY

rarely available to market. Woodhouse are please to offer this chalet-style bungalow set centrally in its own grounds, approached by a sweeping drive with detached double garage and established gardens (with a grounds gardener tending to some of it at no extra cost).

Check out the floorplan to appreciate the size and layout for any family wishing to move in this neighbourhood. The Ground floor going from left to right comprises of:

Kitchen / Breakfast Room (+ Bathroom that originally was a Utility Room), Dining Room leading to Reception Area, Conservatory, a further Reception Room, 2 x Cloakrooms, Family Bathroom and then 4 x Bedrooms (with another ensuite bathroom in the Master Bedroom).

Being chalet-style there is an upstairs, where there is a further Reception Room (Office) and plenty of eaves storage.

This secluded property is bordered on two sides by fields that are part of the former Wildwoods estate. It is located on the edge of Crews Hill, the greenbelt area of North Enfield renowned for its garden centres, nurseries, country pubs, historic houses and parks. You are walking distance to Crews Hill which has easy access to Kings Cross and Moorgate.

Contact Woodhouse today to come and see for yourself what this distinctive home and grounds have to offer you!

FEATURES

- Chalet-style Detached Bungalow
- 4 x Bedrooms (with Master En-suite)
- Kitchen-Breakfast Room + Bathroom off of it
- 4 x Reception Rooms (1 being upstairs) + Conservatory
- Family Bathroom + two Cloakrooms
- Detached Double Garage
- Sweeping Drive for plenty of off-street parking
- Established Gardens (with a Grounds Gardener included in the rent)
- Available immediately



ROOM DESCRIPTIONS

REFERENCING CRITERIA

- Good credit score
- No adverse credit
- Combined household salary of £105k per annum
- No HMO license applicable here, so house-sharers unfortunately cannot apply

Room Dimensions

Entrance Hall -

Reception Room

21' x 17'6 (6.40m x 5.33m)

Dining Room -

11'5 x 11' (3.48m x 3.35m)

Conservatory

19'2 x 8' (5.84m x 2.44m) -

Kitchen / Breakfast Room

25 x 8'11 (0.64m x 2.72m) -

Utility

8'11 x 5'11 (2.72m x 1.80m)

Reception Room

17' x 10'1 (5.18m x 3.07m)

Study

12'7 x 12' max. (3.84m x 3.66m max.)

Bedroom 2

19'5 max. x 13'4 (5.92m max. x 4.06m)

En Suite Bathroom

Bedroom 3

19' max. x 10'10 (5.79m max. x 3.30m)

Bedroom 4

13' max. x 11'10 (3.96m max. x 3.61m)

Shower Room

2 x Cloakrooms

1st Floor:

Master Bedroom

26'6 max. x 17' (8.08m max. x 5.18m)

Balcony

Exterior:-

Gardens & Grounds

Approx. 0.7 acres



FLOORPLAN

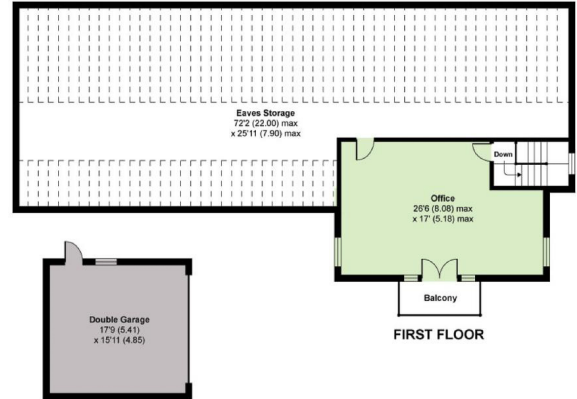
Theobalds Park Road, Enfield, EN2

APPROX. GROSS INTERNAL FLOOR AREA 3518 SQ FT 326.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 300 SQ FT 27.8 SQ METRES

Denotes restricted
head height



GROUND FLOOR

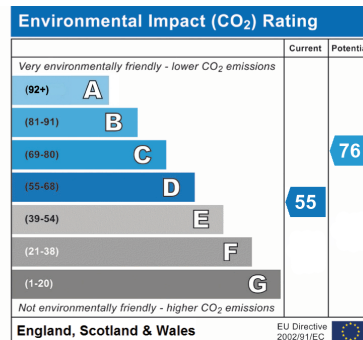
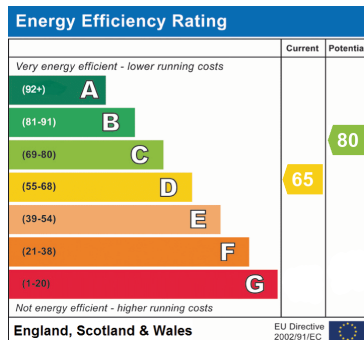


FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement



EPC



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