

OSBORNE ROAD, ENFIELD EN3



THIS GENEROUS SIZED EXTENDED FOUR BEDROOM SEMI DETACHED BAY FRONTED FAMILY HOME, Featuring MASTER BEDROOM with SHOWER ROOM to the 2ND FLOOR, Further THREE BEDROOMS & FAMILY BATHROOM to FIRST FLOOR & GENEROUS GROUND FLOOR with EXTENDED FAMILY ROOM. Also Benefiting from UPVC Double Glazing Windows, Gas Central Heating, GARAGE, Off Street Parking & GOOD SIZE GARDENS. Excellent Choice Hence Viewing Highly Recommended.

Located within This **POPULAR RESIDENTIAL TURNING**, Yet Conveniently Located to **LOCAL AMENITIES & the Vibrant High Road of the HERTFORD ROAD** with it's Multiple Independent Retailers, Coffee Bars-Restaurants, Bus Routes Leading to Waltham Cross, Edmonton, Enfield Town & Beyond. A choice of Local Schooling for all ages and Nearby Park Lands.

The Property Also Having Access to the nearby Over Ground **RAIL STATION** which **LEADS TO TOTTENHAM HALE Station** with its **CONNECTIONS** to the Piccadilly Line & Stratford's Westfield Centre, Also Leading into **LONDON'S LIVERPOOL STREET STATION.**

GUIDE PRICE £565,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Storm porch with tiled flooring leading into main reception hall.

RECEPTION HALLWAY:

13' 5" x 6' 10" (4.09m x 2.08m) (Narrowing to 4'0)
Radiator, built-in cupboard, laminated flooring, stairs leading to the first floor & doors leading into lounge - dining room.

LOUNGE:

15' 1" x 11' 0" (4.60m x 3.35m Into Bay)
Double glazed Bay window to front aspect, radiator, coving to ceiling, wall light fittings, rose to ceiling and open access to dining area.

DINING AREA:

13' 0" x 12' 0" (3.96m x 3.66m)
Coving to ceiling, sliding doors leading into the family room, door leading to kitchen, gas fire and open access into the lounge.

KITCHEN:

13' 5" x 8' 3" (4.09m x 2.51m)
Fitted kitchen units to base & eye level with worktop surfaces. one and a half stainless steel sink unit with mixer taps, cooker point, partly tiled walls, coving to ceiling, storage cupboards, doors leading to the family room & side door which leads into the utility area and garage.

FAMILY ROOM:

17' 0" x 10' 5" (5.18m x 3.17m)
Exposed floor boards, Upvc double glazed window to rear aspect, radiator & Upvc double glazed door which leads into the patio area and gardens.

UTILITY AREA:

11' 0" x 5' 5" (3.35m x 1.65m)
Open access leading to garage and door leading into the rear gardens.

FIRST FLOOR LANDING:

Built-in cupboard, Upvc double glazed window to side aspect, stairs leading to the second floor landing, doors leading to all bedrooms, bathroom and separate wc.

BEDROOM ONE:

16' 5" x 11' 0" (5.00m x 3.35m Into Bay)
Upvc double glazed bay window to front aspect, laminated flooring and radiator.

BEDROOM TWO:

13' 8" x 12' 0" (4.17m x 3.66m) (Narrowing to 10')
Fitted wardrobes, laminated flooring, radiator and Upvc double glazed window to rear aspect.

BEDROOM THREE:

8' 0" x 6' 10" (2.44m x 2.08m)
Laminated flooring, radiator & Upvc double glazed window to front aspect.

BATHROOM:

Comprising P-Shaped bathroom with mixer taps & additional shower with shower screen, pedestal wash basin, gloss tiled walls, tiled flooring, heated tail rail and Upvc double glazed window to rear aspect.

SEPERATE WC:

Low flush wc and Upvc double glazed window to side aspect.

2ND FLOOR LANDING:

Upvc double glazed window to side aspect, doors leading to master bedroom & shower room.

MASTER BEDROOM:

18' 0" x 12' 0" (5.49m x 3.66m) (Narrowing to 9'0)
Laminated flooring, dual Velux windows to front aspect, radiator & Upvc double glazed windows to rear aspect, (In our opinion Subject to Building Regulations having Scope in creating two bedrooms or adjoining the shower room in creating En-Suite.

SHOWER ROOM:

Comprising modern suite, walk-in shower cubicle with mixer

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

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shower, floating wash basin with cupboards under, low flush wc, partly tiled walls, gloss tiled flooring, radiator, extractor fan, spot lighting and Upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Own drive way leading to garage, shrub borders & off street parking for a number of vehicles.

REAR:

Paved patio area leading onto the lawn area, shrub borders and exterior lighting.

ADDITIONAL NOTES:

Please Note: The Property is being marketed with a Guide Price £565,000.00 - £575,000.00 ****OFFERS IN EXCESS OF £565,000.00****

In Our Opinion The Property is An Ideal Family home with Further Scope (Subject To Planning - Building Regulations) For Extending Further The Accommodation which could be ideal for Multiple Family Living or Property Investment (Subject to License) being A House of Multiple Occupancy (HMO). The Property Offers Generous Accommodation on All floors with Generous Gardens & Off Street Parking For A Number of Vehicles.

Situated within this Popular Residential Turning, having Access to Local Amenities, easy access to the Hertford Road with its Multiple Retailers, Chemists, Post Office & Supermarkets, Bus Routes to Waltham Cross, Edmonton & Enfield Town, Nearby Rail Station Leading to Hertfordshire, London Liverpool Street Station & Tottenham Hale Station For Tube Connection.

Please Note:

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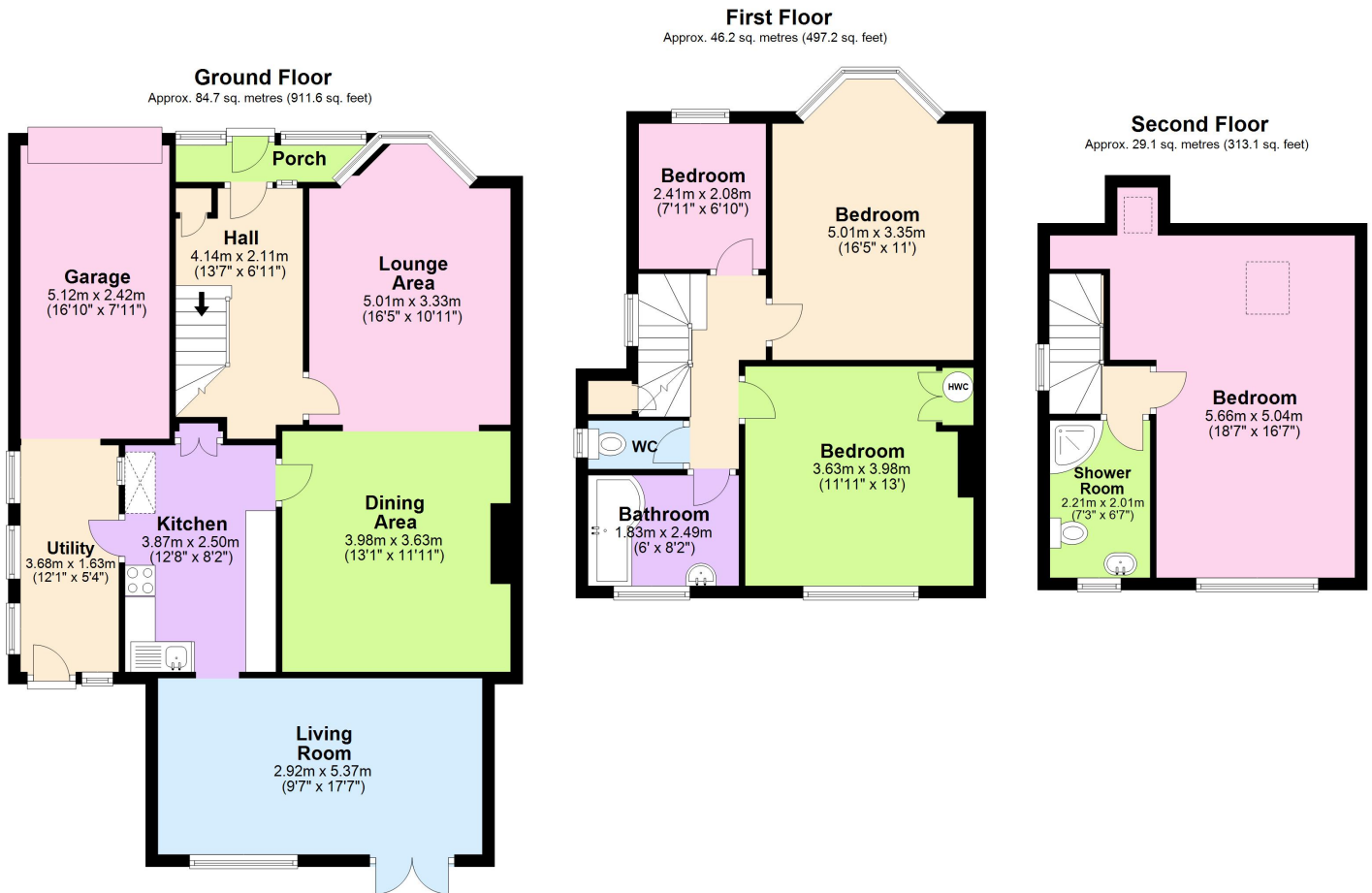
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The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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