

## ORCHARD ROAD, ENFIELD EN3



**THIS SIZEABLE FAMILY HOME** which In Our Opinion **OFFERS EXCELLENT SCOPE** (Subject To Planning & Building Regulations) to **EXTEND** The **PROPERTY** into The **LOFT** to Create Further Bedrooms or Master Bedroom with En-suite. Featuring **FITTED KITCHEN FAMILY ROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, TWO TOILETS, DOUBLE GARAGE & OFF STREET PARKING. OFFERED CHAIN FREE..!**

This **POPULAR & SOUGHT AFTER RESIDENTIAL TURNING**, having access to the **LOCAL SHOPPING** Facilities with its variety of Independent Retailers, choice of **SOUTHBURY ROAD & PONDERS END RAIL STATIONS** both **LEADING INTO CENTRAL LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTIONS** at **TOTTENHAM HALE** or **SEVEN SISTERS & CHOICE** of Multiple **BUS ROUTES..!**

In Our Opinion The **PROPERTY OFFERS** An **EXCELLENT OPPORTUNITY** For **FAMILIES & OFFERING** This **GENEROUS ACCOMMODATION** THROUGHOUT. **VIEWINGS RECOMMENDED..!**

**OFFERS IN REGION OF: £500,000 FREEHOLD**

## PROPERTY DETAILS:

### STORM PORCH:

Sliding double glazed doors to main entrance door.

### RECEPTION HALLWAY:

13' 5" x 5' 0" (4.09m x 1.52m - Narrowing to 5'0)

Via double wooden doors, tiled flooring, coving to ceiling, stairs to first floor landing, doors to lounge & family kitchen diner.

### LOUNGE-RECEPTION 1:

14' 0" x 12' 5" (4.27m x 3.78m Into Bay)

Radiator, wooden flooring, TV point, gas fire, double glazed window to front aspect & open access to dining area.

### DINING AREA:

14' 0" x 10' 5" (4.27m x 3.17m)

Wooden flooring, coving to ceiling & sliding double glazed door to the kitchen diner-family room.

### KITCHEN DINER:

16' 5" x 17' 0" (5.00m x 5.18m - Narrowing to 8'10)

L-Shaped -Nicely fitted units to base & eye level, granite worktop surfaces, single sink unit with mixer tap, built-in MIELE electric hob with extractor fan above, built-in NEFF dishwasher, built-in NEFF oven & grill, fitted display cabinets, tiled flooring, double glazed window to rear aspect, double glazed door leading into the gardens.

### FIRST FLOOR LANDING:

8' 0" x 4' 0" (2.44m x 1.22m)

Access to loft space, built-in cupboard, doors leading to all bedrooms & bathroom.

### BEDROOM ONE:

14' 0" x 10' 9" (4.27m x 3.28m Into Bay)

Coving to ceiling, radiator and double glazed window to front aspect.

### BEDROOM TWO:

12' 0" x 11' 0" (3.66m x 3.35m)

To Fitted Wardrobes - Radiator, upvc double glazed window

to rear aspect and coving to ceiling.

### BEDROOM THREE:

6' 9" x 8' 5" (2.06m x 2.57m)

Double glazed window to front aspect, radiator and coving to ceiling.

### BATHROOM:

In Our Opinion nicely fitted modern suite comprising bidet with mixer taps, pedestal wash basin with mixer taps, low flush wc, tiled panelled bath with mixer taps & shower attachments, fully tiled walls & flooring to neutral colour scheme, spot lighting, heated towel rails and double glazed window to rear aspect.

### EXTERIOR:

#### FRONT:

Block paved offering parking for vehicles.

#### REAR:

Southerly-facing garden, covered patio area stepping into the mainly lawn area with flower borders with a mature range of shrubs & flowers & trees, & access to the double garage with a small covered area. In our opinion, mature gardens offering generous size.

### EXTERNAL UTILITY ROOM:

7' 0" x 2' 8" (2.13m x 0.81m)

This is located just beyond the Kitchen Extension to Brick Built Out Building. Fitted units with stainless steel sink unit & mixer taps, low flush wc and tiled flooring.

### GARAGE:

20' 0" x 16' 0" (6.10m x 4.88m)

The garage being pitched roof, up & over door, access via gated communal service road.

### ADDITIONAL NOTES:

The property in our opinion offers generous accommodation and ideal for growing families, also offering further scope subject to planning - building regulations & approval for further development in to the Loft Area by adding further bedrooms. Double Garage to the Rear which is located by

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

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accessing rear service road which is gated.

Also in our opinion The Property is an Ideal Purchase for families looking for family home or Property Investment, which subject to the current market levels and activity levels which will include the LHA London Housing Allowance - Assisting Housing Allowances The achievable Rental Sum Per Calendar Month to be in the Region of £2,000.00 - £2,200.00. All Viewings will be Conducted Strictly By Appointments.

Please Note the property is being marketed with A Guide Price & Offers In The Region of £500,000.00 - £525,000.00 Offers In Excess.

## ADDITIONAL INFORMATION:

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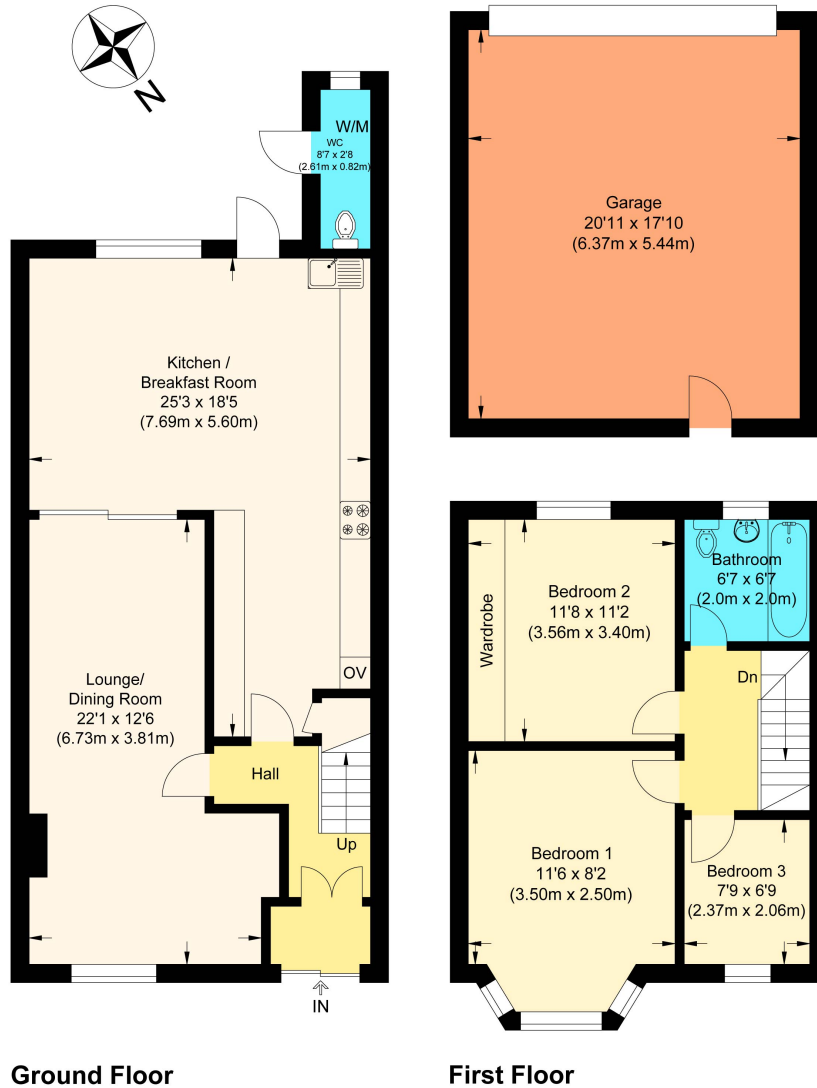
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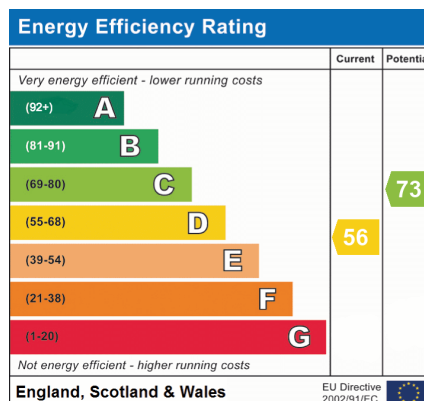
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**Orchard Road Enfield, EN3 4PJ**  
 Approximate Gross Internal Floor Area : 109.40 sq m / 1177.57 sq ft (Excluding Garage)  
 Garage Area : 34.70 sq m / 373.50 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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