

HERTFORD ROAD, ENFIELD EN3



UNIQUE & IMPOSING DOUBLE FRONTED GEORGIAN STYLE 4-5 BEDROOM GRADE II LISTED FAMILY HOME. Sitting on a GENEROUS PLOT, Featuring FITTED KITCHEN FAMILY ROOM, 21 X 14 LOUNGE, TWO RECEPTIONS & STUDY-BEDROOM, TWO BATHROOMS, GAS CENTRAL HEATING, FOUR DOUBLE BEDROOMS & PARKING for a number of Vehicles. The Property In Our Opinion (Subject to relevant Permissions & Building-Planning Regulations) Further Scope In Creating a Larger Family Home or Property Investment In Our Opinion development of Multiple Property use..!

Situated within Walking Access of LOCAL AMENITIES of Supermarkets, Coffee Bars & a Variety of Retailers, Choice of RAIL STATIONS OF ENFIELD LOCK & TURKEY STREET both LEADING to London's LIVERPOOL STREET STATION with TUBE Connections at TOTTENHAM HALE & SEVEN SISTERS, Local Bus Routes LEADING to WALTHAM CROSS, EDMONTON GREEN & ENFIELD TOWN. TRULY RARE ONE OFF Purchase & Opportunity..!

£850,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Leading into main reception hall.

RECEPTION HALL:

18' x 6' (5.49m x 1.83m - Narrowing to 2'5)
Imposing Reception Hallway, laminated flooring, radiators, cornice to ceiling, high skirting boards, stairs to first floor, double doors to lounge & additional rooms of the ground floor bathroom, study lounge, dining room and kitchen family room.

BATHROOM ONE:

Comprising fitted suite corner panelled bath, wash basin, low flush wc, tiled flooring, tiled walls, spot lighting, radiator and recess.

STUDY-BEDROOM:

10' x 7' 5" (3.05m x 2.26m)
Radiator, built-in cupboards, shelving & window to front aspect.

LOUNGE:

21' x 14' 10" (6.40m x 4.52m)
In our opinion generous sized room being Dual aspect, laminated flooring, wall light fittings, radiators, dual window to side & rear aspects with doors leading into the lean to.

LEAN TO:

21' x 8' (6.40m x 2.44m)
Tiled flooring & doors leading into the rear gardens.

DINING ROOM:

17' x 10' (5.18m x 3.05m)
Feature fire mantle, cornice to ceiling, wooden flooring, radiator & window of front aspect.

KITCHEN FAMILY ROOM:

15' x 11' 5" (4.57m x 3.48m)

Fitted kitchen units to base & eye level with worktop surfaces, fitted stainless steel hob with partly glazed stainless steel extractor fan, stainless steel double oven, plumbed for washing machine, plumbed for dish washer, one and a half bowl stainless steel sink unit with mixer taps, partly tiled walls, tiled flooring, spot lighting, radiator window to aspect & door leading into the rear gardens.

FIRST FLOOR LANDING L-SHAPED:

17' x 5' (5.18m x 1.52m - Narrowing to 2'5)
Imposing Landing. Access to all bedrooms, bathroom two, panelled walls, cornice to ceiling & window to front aspect

BEDROOM ONE:

11' 10" x 10' 3" (3.61m x 3.12m - To Fitted Wardrobes)
Radiator & window to aspect.

BEDROOM TWO:

12' x 10' (3.66m x 3.05m - To Fitted Wardrobes)
Radiator, panelled walls & window to aspect.

BEDROOM THREE:

10' 8" x 12' (3.25m x 3.66m - Excluding Fitted Wardrobes)
Radiator, coving to ceiling, window to side aspect & vanity sink unit.

BEDROOM FOUR:

12' x 10' (3.66m x 3.05m - Excluding Fitted Wardrobes)
Radiator, coving to ceiling, window to rear aspect & vanity sink unit.

BATHROOM TWO:

Comprising low flush wc, wash hand basin, panelled bath with shower attachments and mixer taps, partly tiled walls, tiled flooring, radiator & window to rear aspect.

EXTERIOR:

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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FRONT:

Hard standing offering parking for a number of vehicles with brick built walls feature railings & double gates.

REAR:

In Our Opinion generous gardens, mainly laid to lawn with patio area, exterior tap & borders.

ADDITIONAL INFORMATION-NOTES:

The Property having Further Scope (Subject to relevant Permissions & Building Planning Permissions) In Creating the accommodation, offering multiple accommodation for HMO or families in creating separate Living Quarters. Situated within Access to Local Amenities, Choice of Rail Links to Connection for Tube Stations & leading into London's Liverpool Street Station. Please note The side plot-additional land to the side is not part of the sale nor to be sold within the proceedings or any sale connected to the sale. For Sale only The house dwelling with the front and part of the rear gardens. This will be retained and separated and owned by additional-separate parties. This will be separated from the title. Contact the office for further information.

In Our Opinion The Property Is An Excellent & Rare Unique Opportunity to purchase This Listed Grade 2 Building. Viewing Highly Recommended To Avoid Disappointment..!

Please Note :

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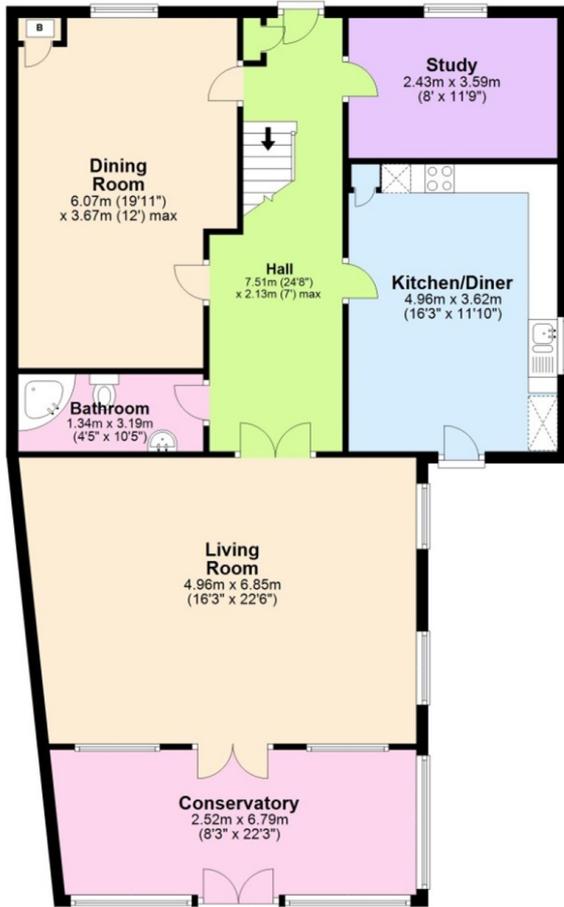
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****Please be aware Terms and Conditions will apply to the purchase of the property****

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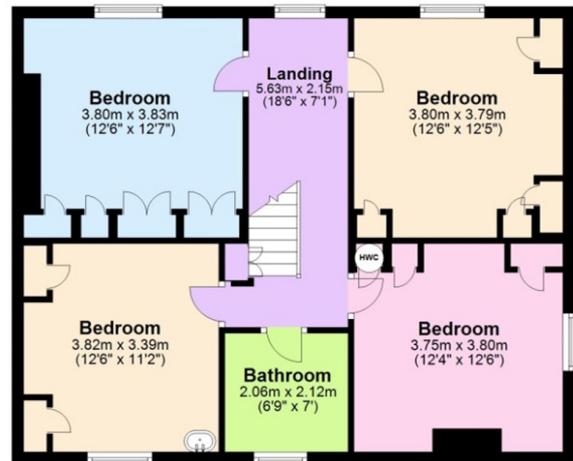
Ground Floor

Approx. 118.7 sq. metres (1278.0 sq. feet)



First Floor

Approx. 72.0 sq. metres (775.3 sq. feet)



Total area: approx. 190.8 sq. metres (2053.3 sq. feet)

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.