

NAGS HEAD ROAD, ENFIELD EN3



CHAIN FREE..! THIS THREE BEDROOM BAY FRONTED OLDER STYLE FAMILY HOME, OFFERING In Our Opinion GENEROUS SIZED ACCOMMODATION THROUGHOUT. AN IDEAL FAMILY HOME Or PROPERTY INVESTMENT. Also having FURTHER SCOPE (Subject to Planning & Building Regulations) In Creating Further Accommodation to the Ground Floor & into the Loft Area. Benefiting from TWO RECEPTIONS Plus FAMILY ROOM, DOUBLE GLAZING, GAS CENTRAL HEATING & FIRST FLOOR BATHROOM.

EXCELLENT OPPORTUNITY Located within Access to LOCAL AMENITIES Including the PONDERS END SHOPPING FACILITIES with its Multiple RETAILERS, SUPERMARKETS, COFFEE BARS, RESTAURANTS, TESCO & ASDA SUPERMARKETS, LOCAL SCHOOLING, PONDERS END BUS STATION & a choice of RAIL LINKS of SOUTHBURY ROAD & PONDERS END STATIONS LEADING Into The CITY-LONDON LIVERPOOL STREET STATION. VACANT POSSESSION..!

PRICE £425,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION HALL:

2' 0" x 2' 5" (0.61m x 0.74m)

Laminated flooring, radiator, under stair storage cupboard, stairs to first floor landing, doors leading to reception 1 & 2 with additional door leading to family-dining room.

RECEPTION ONE:

13' 5" x 10' 10" (4.09m x 3.30m Into Bay)

Radiator, laminated flooring, coving to ceiling, rose to ceiling, TV point, double glazed window to front aspect & feature fire mantle with surround.

RECEPTION TWO:

11' 5" x 10' 0" (3.48m x 3.05m)

Laminated flooring, radiator and double glazed window to rear aspect.

FAMILY-DINING ROOM:

11' 0" x 10' 5" (3.35m x 3.17m)

Laminated flooring, radiator, double glazed window to side aspect, door access to side court yard & access leading into the kitchen

KITCHEN:

10' 0" x 8' 8" (3.05m x 2.64m)

Range of fitted kitchen units to base & eye level with worktop surfaces, plumbed for washing machine, cooker point, wall mounted gas boiler partly tiled walls, double glazed window to rear aspect with door leading into the rear gardens.

FIRST FLOOR LANDING:

Split level landing access to the loft area, doors to bedrooms and bathroom.

BEDROOM ONE:

15' 0" x 11' 0" (4.57m x 3.35m)

Laminated flooring, radiator and dual double glazed windows to front aspect.

BEDROOM TWO:

11' 5" x 10' 0" (3.48m x 3.05m)

Radiator and double glazed window to rear aspect.

BEDROOM THREE:

9' 0" x 7' 5" (2.74m x 2.26m)

Radiator and double glazed window to side aspect.

BATHROOM:

The bathroom located to the first floor, comprising paneled bath with mixer taps with shower attachment, wash basin, low flush wc, radiator, partly tiled walls, extractor fan and double glazed window to rear aspect.

EXTERIOR:

FRONT:

Concrete hard standing.

REAR:

Lawn area, paved patio area & side court yard to shingles.

ADDITIONAL NOTES:

In Our Opinion The Property is An Ideal Starter Family home with Further Scope (Subject to Planning & Building Regulations) and also Subject to Additional Approvals & Regulations for Multiple Property Rental Investment. Offering Good Sized Accommodation to Ground Floor &

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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First Floor. Having Access to Local Amenities, Ponders End High Street Shops, Rail Stations, Bus Routes to Chingford, Enfield Town & Edmonton Green. Also Schooling, Local Parks & College. Chain Free & Vacant..!

The Current Rental Per Calendar Month subject to London Housing Allowance (LHA) & Current Market Activity In The Region Of £1,750 - £1,850 pcm.

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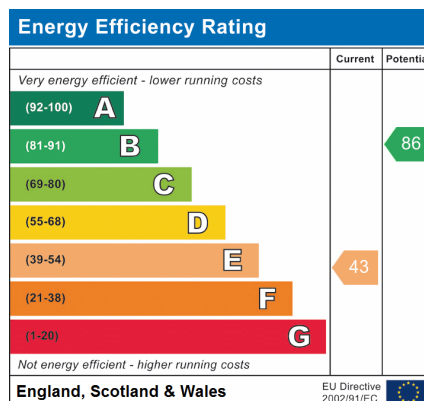
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The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

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.

Please Note: The Property is being Marketed with a Guide Price of £425,000.00-£435,000.00.

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