

ORCHARDLEIGH AVENUE, ENFIELD EN3



RARELY ON THE MARKET within this Residential Turning. **THIS THREE BEDROOM 1930's STYLE FAMILY HOME** Featuring **DOUBLE GLAZING, GAS CENTRAL HEATING, FIRST FLOOR BATHROOM, GARAGE-WORKSHOP** to the REAR & **OFF STREET PARKING**. **SITUATED** within This **POPULAR No Through Traffic RESIDENTIAL TURNING**. Within Easy Access to Multiple Independent **RETAILERS** including Super Markets, **RESTAURANTS, COFFEE BARS, POST OFFICE & CHEMISTS, LOCAL SCHOOLING FOR ALL AGES**. Also Having Access to the Nearby Retails Parks with its well Known **HIGH STREET RETAILERS**.

The Property is also **LOCATED** to the Nearby **PARKLANDS, RED BUS ROUTES** Leading to Waltham Cross, Edmonton, Enfield Town & Beyond. Choice of **RAIL STATIONS LEADING** Leading to **TOTTENHAM HALE** with **CONNECTIONS** to Piccadilly **TUBE LINE & Rail** to **STRATFORD WESTFIELD CENTRE & LEADING** Into **LONDON'S LIVERPOOL STREET STATION**. **KEYS HELD FOR VIEWINGS, CHAIN FREE..!**

In Our Opinion An Ideal Starter Family Home with further scope (Subject to Planning & Building Regulation's) in Extending the Property to **GENEROUS SIZED FAMILY HOME** or **PROPERTY INVESTMENT**.

£450,000 FREEHOLD

PROPERTY DETAILS:**ENTRANCE:**

Via Upvc double glazed door to reception hallway.

RECEPTION HALLWAY:

14' 0" x 5' 10" (4.27m x 1.78m - Narrowing to 3'0)
Laminated flooring, picture rail, radiator, stairs to the first floor landing, doors to kitchen, lounge-dining area.

LOUNGE-DINING AREA:

11' 0" x 27' 7" (3.35m x 8.41m - Narrowing to 10')
Feature fire mantles with marble bases, laminated flooring, picture rail, YV point, double glazed sliding door to the rear gardens & patio area, Georgian doors partly glazed and Upvc double glazed window to front aspect.,

KITCHEN:

9' 8" x 5' 10" (2.95m x 1.78m)
In need of some updating, with base units, fitted hob, built-in single bowl sink unit with mixer taps, coving to ceiling, Upvc double glazed window & door leading onto the patio and gardens.

FIRST FLOOR LANDING:

Access to the loft are, doors to all bedrooms & bathroom, laminated flooring to landing.

BEDROOM ONE:

12' 0" x 9' 5" (3.66m x 2.87m Into Bay)
Laminated flooring, built-in wardrobe, picture rail, radiator and Upvc double glazed window to front aspect.

BEDROOM TWO:

12' 0" x 8' 7" (3.66m x 2.62m)
Floor to ceiling built-in wardrobes, laminated flooring, coving to ceiling, fitted wardrobes, housing immersion tank and Upvc double glazed window to rear aspect.

BEDROOM THREE:

7' 5" x 6' 4" (2.26m x 1.93m)

Laminated flooring, radiator, picture rail and Upvc double glazed window to front aspect.

BATHROOM:

Comprising modern fitted suite, P-Shaped paneled bath with mixer taps & additional shower unit, square pedestal wash basin with mixer taps, low flush wc, tiled walls, tiled flooring, spot lighting, coving to ceiling and Upvc double glazed window to rear aspect.

EXTERIOR:**FRONT:**

Blocked paved offering off street parking for vehicles.

REAR:

Paved patio area with feature brick wall to arch-which leads onto lawn area with shrubs & trees, rear shed & garage via rear service road. In our opinion the gardens larger than average size.

GARAGE:

Access via rear communal service road. The garage in our opinion being a double garage in needs of refurbishing.

ADDITIONAL NOTES:

The Property In Our Opinion is an Ideal Family Buy, looking to Extend (Subject To Building Regulations & Planning Approval) In Creating A Larger Family Home by furthering the Ground Accommodation & Extending into the Loft Area In Creating Further Bedrooms or Master Bedrooms with En-suite.

Located within This Popular Residential Turning with No Through Traffic. Yet Conveniently Accessible to Local Shops, Transport Links of Buses and Choice of Rail Stations.

Please Note :

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

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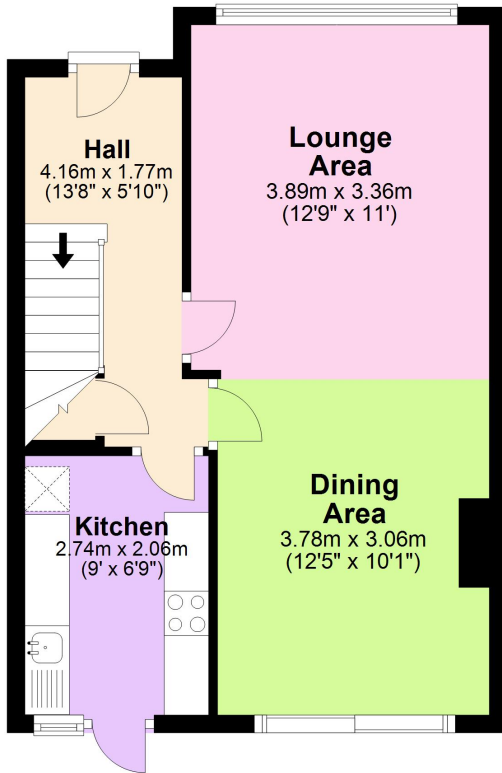
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Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations*.

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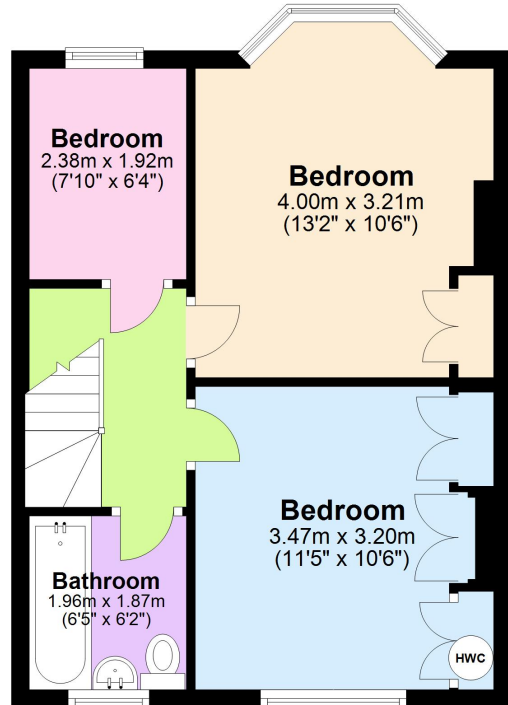
Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(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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