

## CARTERHATCH ROAD, ENFIELD EN3



**UNEXPECTEDLY BACK ON THE MARKET..! REALISTICALLY PRICED & BEAUTIFULLY PRESENTED THREE-FOUR BEDROOM EXTENDED FAMILY HOME** Featuring EXTENDED KITCHEN-FAMILY DINING AREA, UTILITY ROOM, GROUND FLOOR TOILET & FIRST FLOOR FAMILY BATHROOM, Fitted Kitchen Units, Nicely Presented Fitted Bathroom Suite & TILING TO THE GROUND FLOOR. **\*\*Viewings Highly RECOMMENDED\*\***

**GENEROUS LANDSCAPED GARDENS & OFF STREET PARKING.** Additional Features, UPVC DOUBLE GLAZING, Gas Central Heating & Feature Block Paving to the front. In Our Opinion Further Scope (Subject To Planning Permissions & Building Regulations) EXTENDING INTO THE LOFT AREA Creating FURTHER BEDROOMS or MASTER BEDROOM WITH EN-SUITE **\*\*OFFERING EXCELLENT PACKAGE\*\***

The Property ideally Located The Vibrant & Popular Shopping Facilities of the HERTFORD ROAD with its many RETAILERS-SHOPS, COFFEE BARS, POST OFFICE, BUS ROUTES & RAIL STATION LEADING To TOTTENHAM HALE CONNECTNG For TUBE (VICTORIA LINE) & LEADING into LONDON'S LIVERPOOL STREET STATION.

In Our Opinion In **\*\*EXCELLENT ORDER THROUGHOUT & NICELY PRESENTED\*\*** Contact Church's Enfield to Avoid Disappointment & Arrange Viewings **\*\*IDEAL FAMILY HOME or PROPERTY INVESTMENT\*\***

**GUIDE PRICE £525,000 FREEHOLD**

**PROPERTY DETAILS:**

**RECEPTION PORCH:**

5' 0" x 4' 5" (1.52m x 1.35m)

Upvc double glazing & door leading into main reception hallway & tiled flooring.

**RECEPTION HALLWAY:**

14' 0" x 5' 5" (4.27m x 1.65m - Narrowing to 3'0)

Tiled flooring, radiator, under stairs cupboard, doors leading to lounge, bedroom 4 - Family Study Room, & access leading to kitchen-Family Room.

**LOUNGE:**

27' 10" x 11' 0" (8.48m x 3.35m Into Bay)

Tiled flooring, feature marble fire mantle place with gas coal effect gas fire, coving to ceiling, radiators, TV point, upvc double glazed window to front aspect & door leading into the kitchen-family room.

**KITCHEN-FAMILY ROOM:**

22' 5" x 17' 0" (6.83m x 5.18m - Narrowing to 9'0)

In our opinion nicely presented and having been Kept in Excellent Order & Condition Comprising Range of fitted kitchen units to base & eye level, display cabinets, worktop surfaces, fitted gas hob with extractor fan with built-in electric oven, partly tiled walls, spot lighting, radiator, tiled flooring, dual upvc double glazed window to rear aspect & upvc double glazed door leading into the rear gardens.

**UTILITY ROOM:**

6' 0" x 4' 0" (1.83m x 1.22m)

Plumbed for washing machine, gas boiler-immersion tank & tiled flooring.

**GROUND FLOOR WC-TOILET:**

Comprising low flush wc, wash basin, extractor fan & tiling to floor & walls.

**BEDROOM FOUR- FAMILY STUDY:**

13' 0" x 6' 5" (3.96m x 1.96m)

In Our Opinion this room can be used for multiple purposes Study-Work Room-Family Room or Bedroom 4. The access from the main reception hallway, laminated flooring, radiator & upvc double glazed window to front aspect.

**FIRST FLOOR LANDING:**

Upvc double glazed window to aspect, access to loft area & doors to all bedrooms & family bathroom.

**BEDROOM ONE:**

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

Radiator, fitted built-in wardrobes & upvc double glazed window to front aspect.

**BEDROOM TWO:**

11' 8" x 10' 5" (3.56m x 3.17m Excluding Fitted Wardrobes)

Floor to ceiling fitted cupboard's, radiator, laminated flooring & upvc double glazed window to rear aspect.

**BEDROOM THREE:**

8' 0" x 6' 0" (2.44m x 1.83m)

Laminated flooring, radiator & upvc double glazed window to front aspect.

**FAMILY BATHROOM:**

8' 0" x 6' 0" (2.44m x 1.83m)

In our opinion In Excellent Order & Nicely Presented, Fitted Suite Comprising of panelled bath with mixer taps, additional electric shower, pedestal wash basin, low flush wc, tiled flooring, tiled walls, heated towel rail-radiator & upvc double glazed window to rear aspect.

**EXTERIOR:**

**REAR:**

Patio areas with landscaped shrub borders, lawn area, exterior hot-cold taps, workshop & BBQ area. In Our Opinion nicely presented & to a generous size.

**FRONT:**

Blocked paved In Our opinion to Bespoke Style & Workmanship flower borders & retaining brick wall.

**WORKSHOP-SHED:**

16' 0" x 6' 10" (4.88m x 2.08m)

Block construction & rendered, power & lighting.

**ADDITIONAL NOTES:**

The Property has serviced as a Family Home For Many Years

**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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& Kept In Good Order Throughout by the Current Owners & Specification. In Our Opinion The Property is An Ideal Buy For Growing Families with Further Potential To Extend Into The Loft Area (Subject To Planning -Building Regulations) In Creating a Master Bedroom with En-Suite or Further Bedrooms. Subject to Regulations and Licensing the Property In Our Opinion would suit A Property of House of Multiple Occupancy (HMO).

In Our Opinion & Subject to Current Rental Demand Activity Levels An Ideal Property Rental Investment Subject & Inclusive The London Housing Allowances Monthly Figures & Subject to Market Activity & Demand Levels, Achievable Rental to in the Region of £2250.00-£2500.00

Please Note : The Property is being marketed with Offers In Excess of £525,000.00 with a Guide Price Of £525,000.00 - £535,000.00.

## ADDITIONAL INFORMATION:

Please Note :

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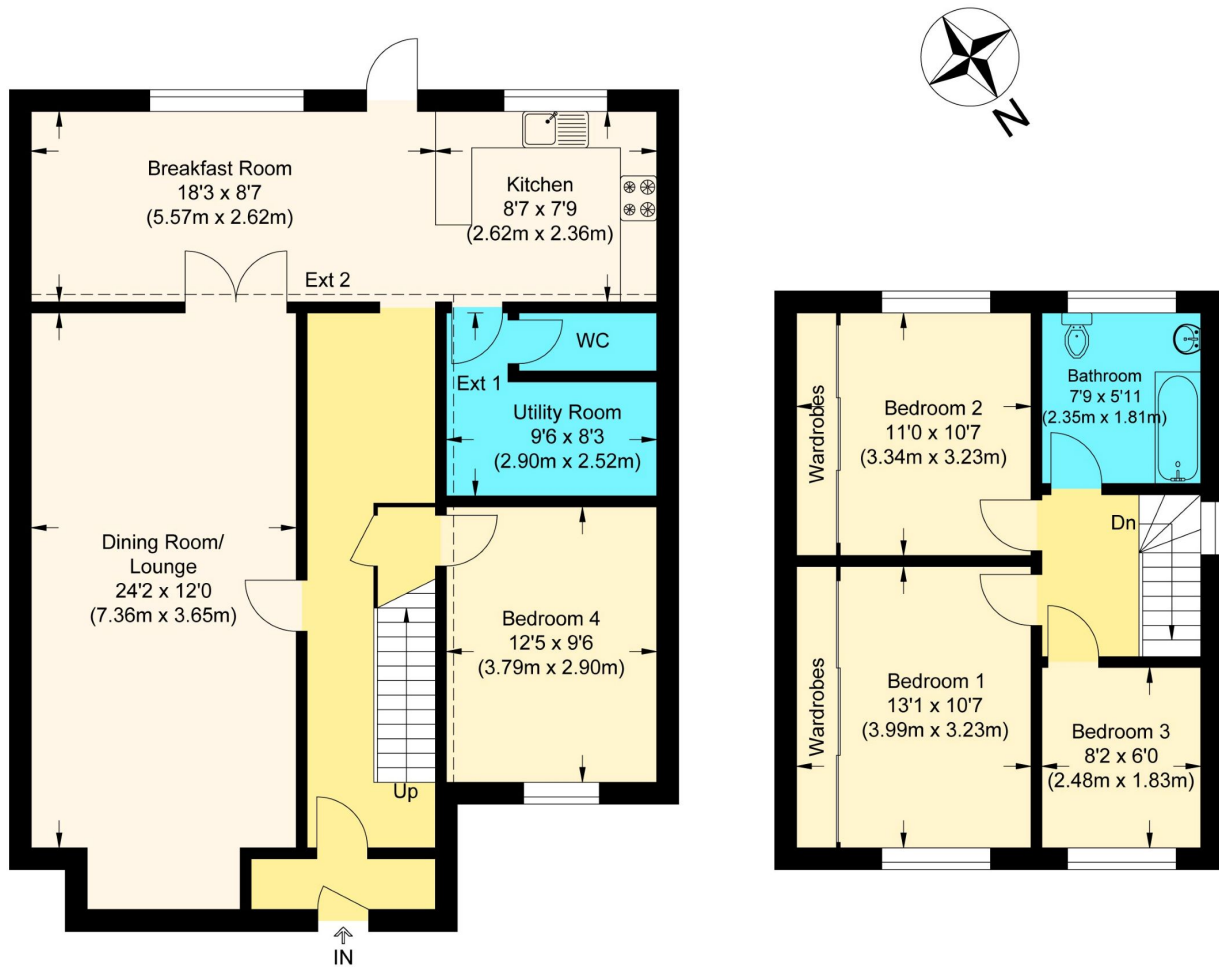
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# CARTERHATCH ROAD, ENFIELD, EN3



**Ground Floor**

**First Floor**

## Carterhatch Road, Enfield EN3 5EB

Approximate Gross Internal Floor Area : 129.70 sq m / 1396.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>43</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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