

PUTNEY ROAD, ENFIELD EN3



UNEXPECTEDLY BACK ON THE MARKET..! AS THE VENDORS CHOICE OF AGENTS CHURCH'S ARE PLEASED TO OFFER FOR SALE THIS GENEROUSLY PORTIONED GROUND FLOOR GARDEN MAISONETTE. Featuring Fitted Kitchen Units, Gas Central Heating, Double Glazing & Own Gardens. The Property is situated within this POPULAR & SOUGHT AFTER TREE LINED RESIDENTIAL TURNING. In Our Opinion An EXCELLENT OPPORTUNITY For FIRST TIME PURCHASERS or PROPERTY INVESTORS.

Located within access to many Local Amenities including the Vibrant Shopping Parades to the HERTFORD ROAD, Bus Routes Leading to ENFIELD TOWN, EDMONTON & WALTHAM CROSS TOWN CENTRE. Choice of RAIL STATIONS Leading into LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTIONS at TOTTENHAM HALE or SEVEN SISTERS VIA TURKEY STREET STATION. Viewings Highly Recommended..!

OFFERS IN EXCESS OF £275,000 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via Upvc double glazed door.

RECEPTION HALLWAY:

15' 5" x 2' 10" (4.70m x 0.86m)

Laminated wooden flooring, coving to ceiling and doors to.

LOUNGE:

11' 0" x 12' 10" (3.35m x 3.91m)

Double glazed sliding doors with views over gardens & allowing access into the rear gardens, coving to ceiling and radiator.

KITCHEN:

11' 5" x 7' 2" (3.48m x 2.18m)

Double glazed window & double glazed door leading into the rear gardens, stainless steel drainer sink unit with mixer taps cupboard under, base eye level units, plumbed for washing machine, gas cooker point and wall mounted boiler.

BEDROOM ONE:

12' 5" x 11' 0" (3.78m x 3.35m)

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

BEDROOM TWO:

12' 5" x 7' 0" (3.78m x 2.13m)

Double glazed window to front aspect and radiator.

BATHROOM:

Frosted double glazed window to rear aspect, fitting to comprise panelled bath with mixer taps shower attachment, wash hand basin, low flush wc, partly tiled walls, tiled flooring and heated towel rail.

EXTERIOR:

FRONT:

Mainly laid to lawn & path with front brick wall with gate.

REAR:

In Our Opinion generous sized gardens, crazy paved, shed & benefiting from having access into the rear gardens directly from the kitchen & lounge.

ADDITIONAL NOTES:

In Our Opinion the property would be an ideal purchase for First Time buyers or First Time Property Investor who is wishing to Add to Existing Portfolio. The Property feature Rear Gardens off the Kitchen and Lounge with Front Gardens, also benefiting from Gas Central Heating. All Room of the Hallway and Good Sized Court Yard Gardens. Ideally Located for Buses to North London, Waltham Cross, Local Rail Links, Road Links to A10-M25, Mollison Road and Local Shopping Facilities.

The property subject to market activity levels and The London Housing Allowance similar properties are currently achieving in the region of £1400.00-£1500.00 per calendar month with assisting living and London Housing Allowance.

Please beware, the Marketing Price is Offers In Excess Of £275,000.00 with a Guide Price of £275,000.00 - £285,000.00.

ADDITIONAL INFORMATION:

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

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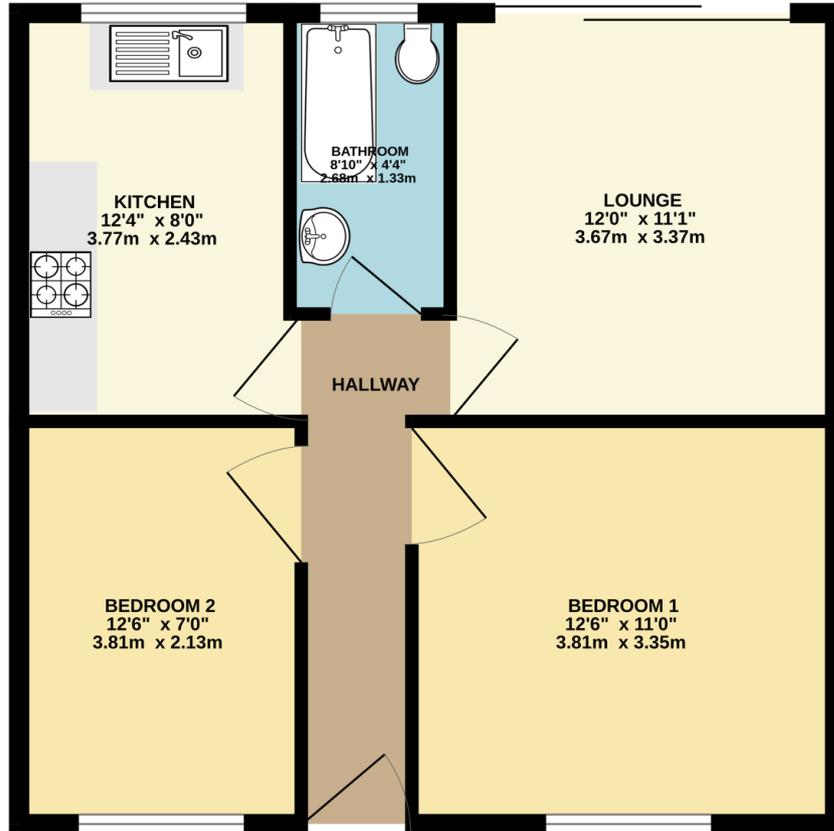
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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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