

MAYHEW CLOSE, LONDON E4



THIS REALISTICALLY PRICED THREE BEDROOM SEMI DETACHED FAMILY HOME, NESTLED WITHIN THIS CHARMING RESIDENTIAL TURNING & SITUATED in This POPULAR Part of CHINGFORD, Featuring Stunning Views To Rear Elevation, GARAGE TO SIDE, OWN DRIVE with Off Street Parking For Vehicles, FAMILY ROOM, EN-SUITE SHOWER UNIT, GROUND FLOOR WC & Double glazing. IN OUR OPINION AN EXCELLENT OPPORTUNITY..!

The Property OFFERS FURTHER SCOPE (Subject To Planning Permission & Building Regulations) by EXTENDING The Property to the GROUND FLOOR & LOFT AREA in CREATING a SPACIOUS & GENEROUS SIZED FAMILY HOME.

In Our opinion within This QUITE RESIDENTIAL SOUGHT AFTER CUL-DE-SAC, Access to the Shopping Amenities to include BARS, RESTAURANTS, COFFEE SHOPS & Selection of Independent Retailers also SEVERAL BUS ROUTES. VIEWINGS RECOMMENDED..!

GUIDE PRICE: £575,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via UPVC double glazed door leading into the reception hallway.

RECEPTION HALLWAY:

12' 0" x 5' 5" (3.66m x 1.65m - Narrowing to 3'0)
Tiled flooring, radiator, stairs to first floor landing, double doors leading into the lounge-dining area & access into the kitchen.

LOUNGE-DINING AREA:

26' 5" x 11' 5" (8.05m x 3.48m)
Bay to both rear & front aspect, TV point, radiator, coving to ceiling & Bay UPVC double glazed window to front aspect.

KITCHEN:

11' 5" x 6' 5" (3.48m x 1.96m)
Range of Shaker Style fitted units to base 7& eye level, worktop surfaces, tiled flooring. partly tiled walls, single stainless steel sink unit with mixer taps, plumbed for washing machine, UPVC double glazed side window & door leading into the family home.

FAMILY ROOM-LEAN TO:

15' 0" x 7' 0" (4.57m x 2.13m)
Laminated flooring, radiator, windows to aspect, doors leading to the rear gardens & ground floor wc.

GROUND FLOOR WC:

Wash hand basin & wc.

FIRST FLOOR LANDING:

Access to loft area, UPVC double glazed window to side aspect, doors to all bedrooms & family bathroom.

BEDROOM ONE:

14' 5" x 12' 0" (4.39m x 3.66m Into Bay)
UPVC double glazed bay to front aspect, radiator &

coving to ceiling.

BEDROOM TWO:

14' 0" x 12' 0" (4.27m x 3.66m Into Bay)
UPVC double glazed window to rear aspect. radiator, built-in cupboards housing wall mounted Valliant boiler & glass bricked open access walk-in shower cubicle.

BEDROOM THREE:

9' 5" x 6' 0" (2.87m x 1.83m Into Bay)
UPVC double glazed bay window to front aspect & radiator.

FAMILY BATHROOM:

8' 0" x 5' 0" (2.44m x 1.52m)
Comprising low flush wc, panelled bath with mixer taps, wash basin, lino flooring, tiled walls, UPVC double glazed window to rear aspect with additional stainless glass mirrored window to side aspect.

EXTERIOR:

FRONT:

In Our Opinion nicely presented, block patio leading to garage & off street parking for a number of vehicles.

GARAGE:

Own driveway leading to garage.

REAR:

Blocked paved patio area leading to lawn area, borders of mature shrubs-flower & fruit trees, side gardens & In Our Opinion spectacular views.

ADDITIONAL NOTES:

The Property is being Marketing with Offers In The Region Of & Offers In Excess Of £575,000.00. Terms & Conditions will apply.

EPC & Floor Plan has been instructed.

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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