

## HOLMWOOD ROAD, ENFIELD EN3



**THIS NICELY PRESENTED SIZABLE EXTENDED FAMILY HOME LOCATED within this POPULAR RESIDENTIAL TURNING. In Our Opinion In EXCELLENT CONDITION THROUGHOUT, Decorated to Mutual Colour Throughout. Featuring GROUND FLOOR SHOWER ROOM, UTILITY AREA, FIRST FLOOR FAMILY BATHROOM, TWO RECEPTIONS, EXTENDED Fitted KITCHEN with GRANITE TOPS, TILED FLOORING, OFF STREET PARKING & LOFT AREA with Velux Windows & Close to Amenities. The Property OFFERS An EXCELLENT OPPORTUNITY For GROWING FAMILIES.**

**Located within Access to Shopping Facilities BUS ROUTES Leading to Enfield, Edmonton & Waltham Cross RAIL STATIONS Leading to TOTTENHAM HALE & LONDON'S LIVERPOOL STREET STATION, LOCAL SCHOOLING For All Ages, Parklands & Road Links to A10/M25 & New Road. In Our Opinion The Property OFFERS A GREAT PACKAGE & AN STARTER FAMILY HOME. VIEWING HIGHLY RECOMMENDED..!**

**£490,000 FREEHOLD**

**RECEPTION PORCH:**

Tiled flooring via Upvc double glazed door leading into the porch with additional hardwood door leading into the main reception hallway.

**RECEPTION HALLWAY:**

Tiled flooring, radiator, fitted cloak cupboard, stairs to first floor landing & doors to receptions.

**RECEPTION LOUNGE:**

13' 8" x 12' 5" (4.17m x 3.78m)

Feature fire mantel place, radiator, TV point, Upvc double glazed window to front aspect. In our opinion airy & light room.

**RECEPTION TWO - FAMILY ROOM:**

15' 4" x 10' 6" (4.67m x 3.20m)

Tiled flooring, radiator, cupboard area feature opening to kitchen area & open access leading into the kitchen breakfast room.

**KITCHEN BREAKFAST ROOM:**

13' 11" x 9' 3" (4.24m x 2.82m)

In our opinion fitted to an excellent standard fitted kitchen units to base & eye level with granite worktops, fitted display cabinets with matching extractor hood, 5 rings gas hob with electric oven, twin bowl stainless steel sink unit with mixer taps, partly tiled walls, tiled flooring, radiator, Upvc double glazed window to rear aspect, double glazed door leading into the rear gardens & door access leading to the utility area & ground floor shower room.

**UTILITY ROOM:**

6' 6" x 3' 10" (1.98m x 1.17m)

Wall mounted ideal combination gas boiler, tiled flooring & door leading into the ground floor shower room.

**GROUND FLOOR SHOWER ROOM:**

In our opinion nicely presented & fitted, comprising walk-in shower cubicle, low flush wc, wash basin, tiled

flooring with tiled walls, radiator & Upvc double glazed.

**FIRST FLOOR LANDING:**

L-Shaped Landing, built-in cupboards, doors leading to bedrooms, family bathroom & Upvc double glazed window to rear aspect allowing natural light to the landing.

**BEDROOM ONE:**

Coving to ceiling & Upvc double glazed window to rear aspect.

**BEDROOM TWO:**

14' 1" x 9' 7" (4.29m x 2.92m)

Upvc double glazed window to front aspect & radiator.

**BEDROOM THREE:**

10' 11" x 8' 4" (3.33m x 2.54m)

Built-in cupboard, radiator & Upvc double glazed window to rear aspect.

**FAMILY BATHROOM:**

Comprising four piece suite, wash basin, paneled bath with mixer taps & shower attachments, low flush wc, bidet unit, spot lighting, tiled flooring, partly tiled walls, radiator & dual Upvc double glazed windows to rear aspect.

**LOFT AREA:**

11' 5" x 11' 2" (3.48m x 3.40m)

The Loft has been paneled wood, having areas of storage or loft space, built-in storage cupboards, spot lighting to ceilings with dual Velux blind windows to the rear elevation (Subject to Building & Planning Regulations) in our opinion alternately having foundations to create master bedroom with en-suite in our opinion, an excellent space for hybrid working.

**EXTERIOR:****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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## FRONT:

Hard standing allowing for off street parking with gated side tunnel access.

## REAR:

Patio area with raised flower shrub borders with additional vegetable area, mature trees, exterior tap with exterior lighting, shed with additional shed (8 x 5'10) with lightings & power points with brick built utility room-workroom. The utility brick built out building with push points electrics, lighting and plumbed for washing machine & windows.

## ADDITIONAL NOTES:

In our opinion The Property Offers Fantastic Opportunity for Families wishing to Step Up from Starter Homes & In Upsizing to a Sizable Home. Also being suitable for Rental Property Investment.

Set within this Popular Residential Turning with Transport Road Links for Red Buses, Road Links to Enfield, Edmonton & Waltham Cross, Rail Stations of Waltham Cross & Turkey Street.

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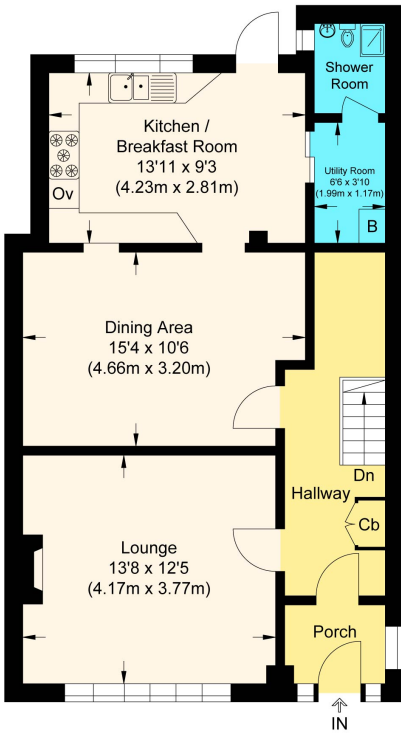
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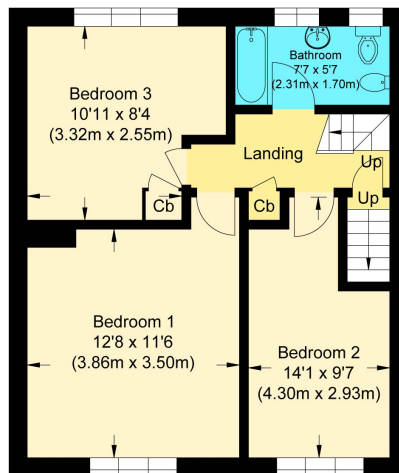
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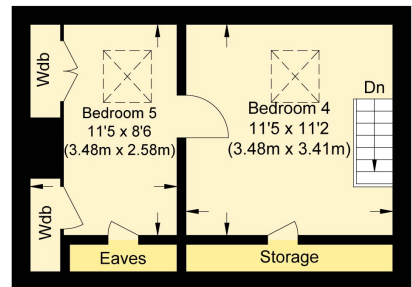
# HOLMWOOD ROAD, ENFIELD, EN3



Ground Floor



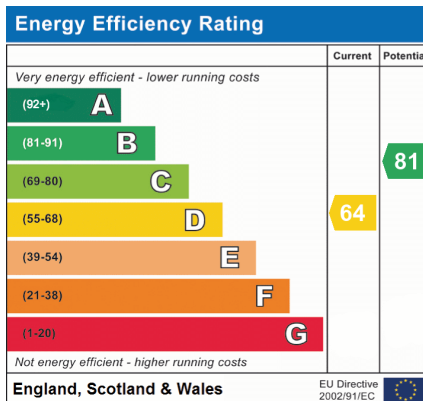
First Floor



Second Floor

## Holmwood Road, Enfield EN3 6QL

Approximate Gross Internal Floor Area : 122.41 sq m / 1317.61 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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