

## ASHFORD CRESCENT, ENFIELD EN3



**Vendors Choice of Agents - FOR SALE THIS THREE BEDROOM END OF TERRACE FAMILY HOME, Featuring Fitted Gloss MODERN KITCHEN with APPLIANCES, UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING & MODERN FITTED SHOWER ROOM. In Addition also Benefiting from OFF STREET PARKING to the Rear Leading to a SIZEABLE GARAGE. In Our Opinion, an ideal PURCHASE For FAMILIES or Landlords. EXCELLENT OPPORTUNITY.**

**The Property having Further Scope (Subject To Planning Permission & Building Regulations) by EXTENDING the GROUND FLOOR CREATING KITCHEN FAMILY ROOM along with Ground Floor WC & into the LOFT AREA to make a FURTHER BEDROOM with EN-SUITE. Viewing Highly Recommended.**

**Located within This POPULAR RESIDENTIAL TURNING with access to a variety of Local Amenities Including Chemists, Post Office, Bus Routes & RAIL STATION LEADING Into LONDON'S LIVERPOOL STREET WITH TUBE CONNECTION at TOTTENHAM HALE STATION (Victoria Line). OFFERED CHAIN FREE.**

**OFFERS IN EXCESS OF: £450,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via UPVC partly double glazed door leading into the entrance porch.

### RECEPTION HALLWAY:

Via additional door leading into the hallway, stairs to first floor landing, access to kitchen, lounge, radiator & laminated flooring.

### LOUNGE:

19' 10" x 12' 9" (6.05m x 3.89m)

TV point, built-in shelving with cupboards, wall light fittings, UPVC double glazed bay fronted window to front aspect & sliding double glazed door leading into the rear garden.

### KITCHEN:

9' 7" x 5' 11" (2.92m x 1.80m)

In Our Opinion Nicely fitted modern kitchen in GLOSS FINISH TO HIGH STANDARD, comprising of units to base & eye level, stainless steel fitted oven, microwave, built-in stainless steel hob with extractor fan above, partly tiled walls. single stainless steel sink unit with mixer taps, laminated flooring, plumbed for washing machine, spot lighting, UPVC double glazed window to rear aspect & UPVC double glazed door leading into the rear garden.

### FIRST FLOOR LANDING:

Double glazed window to side aspect, access to the loft area, doors to all bedrooms & shower room.

### BEDROOM ONE:

12' 6" x 11' 9" (3.81m x 3.58m)

Excluding fitted wardrobes, radiator & UPVC double glazed window to front aspect & built-in cupboard.

### BEDROOM TWO:

12' 6" x 9' 1" (3.81m x 2.77m)

To fitted wardrobes housing wall mounted gas boiler & immersion tank, radiator & double glazed window to rear

aspect.

### BEDROOM THREE:

9' 6" x 5' 7" (2.90m x 1.70m)

In Our Opinion, well thought out layout comprising, single bed area, built-in fitted cupboards & wardrobes, double glazed window & additional single glazed circle window.

### SHOWER ROOM:

6' 7" x 6' 3" (2.01m x 1.91m)

Nicely fitted shower room suite comprising, walk-in cubicle with mixer taps & head attachment, low flush WC, wash hand basin with mixer taps, along with storage cupboard, partly tiled walls & UPVC double glazed windows to rear aspect.

### EXTERIOR:

#### FRONT:

Retaining brick wall, lawn area & side pedestrian shared access leading to the rear.

#### REAR:

Paved patio area with raised flower-shrub borders, pond area, exterior tap, green house, UPVC double glazed door leading into the garage.

#### GARAGE:

16' 0" x 9' 0" (4.88m x 2.74m)

Located to the rear with up & over door, lighting, power point & drive offering off street parking for vehicles.

### ADDITIONAL NOTES:

In Our Opinion, The Property is an Ideal First Family Home for Growing Families (Subject To Planning & Building Regulations) with Further Scope to Extending the Ground Floor, also Extending into the Loft Area in Creating a Sizeable Family Home.

The Property In Our Opinion, would also Suit Landlords, Currently The Local Rental Market is Active & Subject To

#### 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**

## ASHFORD CRESCENT, ENFIELD, EN3

Market Conditions and The Local London Housing Allowance (LHA), The Achievable Rental to be In The Region of £2,000.00 - £2,200.00 per calendar month, Subject To Market Conditions. Viewings Recommended..!

Please Note :

The Property is being Marketed FOR SALE with A Guide Figure £450,000.00 - £460,000.000 - OFFERS IN EXCESS OF £450,000.00 Subject to Contract & Terms & Conditions.

### ADDITIONAL INFORMATION:

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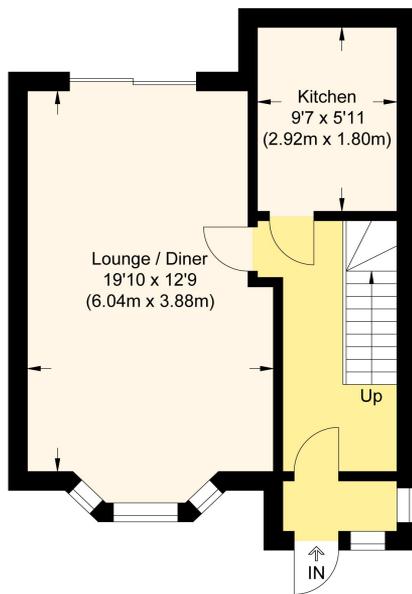
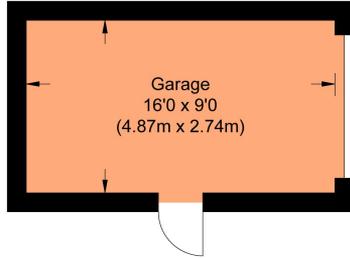
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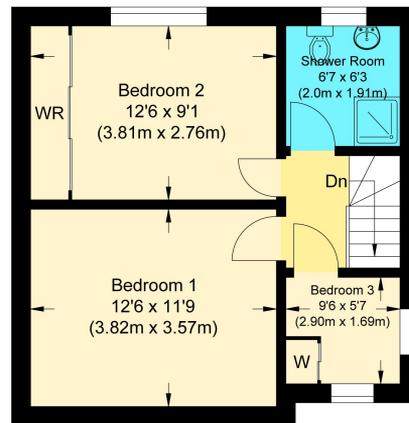
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# ASHFORD CRESCENT, ENFIELD, EN3



Ground Floor



First Floor

## Ashford Crescent, EN3 7HU

Approximate Gross Internal Floor Area : 74.50 sq m / 801.91 sq ft  
(Excluding Garage)

Garage Area : 13.30 sq m / 143.16 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>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</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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