

## HUNTS MEAD, ENFIELD EN3



**THIS END OF TERRACE EXTENDED THREE BEDROOM FAMILY HOME, Featuring Ground Floor Shower Room & First Floor Bathroom-WC, Rear Kitchen Extension, Off Street Parking & Garage to the Rear. In Our Opinion A Wonderful Opportunity for a Family Home with Good Amenities & Local Transport Links including Rail Links into The City.**

**Also Benefiting from UPVC Double Glazed Windows & Doors, Gas Central Heating, Parking for a number of Vehicles & also having Further Scope in Extending into the Loft Area Creating a Further Bedroom with En-Suite-Dressing Area. AN EXCELLENT PACKAGE.**

**Located within a short stroll to Local Amenities of Independent Shops & Nearby Hertford Road Shopping Parades of Supermarkets, Restaurants, Coffee Bars, Chemists, Local Schooling & Bus Routes to Edmonton, Waltham Cross & Enfield Town. Rail Links from Brimsdown Rail Station Leading to Tottenham Hale (Tube Connection) & London's Liverpool Street Station. CHAIN FREE. VIEWING RECOMMENDED..!**

**OFFERS IN EXCESS OF £550,000 FREEHOLD**

**PROPERTY DETAILS:****ENTRANCE:**

Via UPVC partly glazed door to reception hallway.

**RECEPTION HALLWAY:**

L-Shaped - 14' 0" x 6' 0" (4.27m x 1.83m - Narrowing to 3'0)  
Stairs to first flooring, under stair cupboard, doors to lounge, dining-family room & door to ground floor shower room-WC.

**GROUND FLOOR SHOWER ROOM:**

13' 0" x 3' 0" (3.96m x 0.91m)  
Nicely fitted suite, comprising walk-in shower cubicle, low flush WC, bidet with mixer taps, wash basin with mixer taps, spot lighting, radiator, partly tiled walls, tiled flooring & UPVC double glazed to aspect.

**LOUNGE AREA-RECEPTION:**

16' 0" x 11' 0" (4.88m x 3.35m - Narrowing to 9'10)  
Laminated flooring, fire place, TV point, radiator, UPVC double glazed window to aspect & open access to dining-family room.

**DINING FAMILY ROOM:**

14' 0" x 10' 10" (4.27m x 3.30m)  
Laminated flooring, radiator & open access to kitchen-breakfast room.

**KITCHEN-BREAKFAST ROOM:**

17' 0" x 9' 0" (5.18m x 2.74m)  
Fitted units to base & eye level with worktop surfaces, stainless steel sink unit with mixer taps, four ring stainless steel gas hob with stainless steel glass extractor hood, electric oven below, radiator, spot lighting, tiled flooring, partly tiled walls, wall mounted Worcester Gas Boiler, UPVC double glazed window & door to rear gardens,

**FIRST FLOOR LANDING:**

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

**BEDROOM ONE:**

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

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

**BEDROOM TWO:**

11' 5" x 11' 0" (3.48m x 3.35m)  
Built-in cupboard, radiator & UPVC double glazed window to aspect.

**BEDROOM THREE:**

9' 0" x 6' 10" (2.74m x 2.08m)  
In our opinion, a sizeable room, radiator & UPVC double glazed window to aspect.

**BATHROOM:**

Comprising of panelled bath with separate electric Triston shower, pedestal wash basin, tiled flooring, tiled walls, heated towel rail & UPVC double glazed window to aspect.

**SEPARATE WC:**

Comprising low flush WC, wash basin, partly tiled walls & UPVC double glazed window to aspect.

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

Block paved, flower border, side pedestrian access leading to the rear, retaining front wall & off street parking.

**REAR:**

Paved areas offering patio area & additional parking for vehicle, mature shrub-flower borders, side pedestrian access leading to the front, exterior tap, exterior lighting, communal vehicle access via gated access leading to the garage.

**GARAGE:**

13' 5" x 8' 5" (4.09m x 2.57m)  
Access via rear gated communal service road, power & light.

**ADDITIONAL NOTES:**

In our opinion, The Property is An Excellent Buy for Families looking for a Sizeable Family Home & with Further Scope (Subject To Planning & Building Regulations) in Extending into the Loft Area Creating Further Bedrooms.

**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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The Property may be of Interest to Property Investors looking for House Of Multiple Occupancy (HMO) subject to relevant Planning Approval & Licencing Approval. Ideal HMO Property Investment or Single Dwelling Rental Property.

The Property is Located with Access to Local Amenities with its many Retailers, Bus Route to North London & Waltham Cross, Rail Stations of Brimsdown & Southbury Road, Over Rail Leading to London's Liverpool Street Station & Tube Connection at Tottenham Hale & Seven Sisters. Viewing High Recommended.

EPC & Floor Plan instructed.

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