

## JERVIS AVENUE, ENFIELD EN3



**FOR SALE THIS EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME, OFFERING GENEROUS ACCOMMODATION THROUGHOUT, Featuring FITTED KITCHEN-DINER with FITTED APPLIANCES & BATHROOM SUITE, which in our opinion both to HIGH SPECIFICATION, GAS CENTRAL HEATING, OFF STREET PARKING & FURTHER SCOPE (Subject To Planning & Building Regulations) Extending into the Loft Area. In Our Opinion OFFERING An EXCELLENT PACKAGE & IDEAL FAMILY HOME OR INVESTMENT. CHAIN FREE..!**

**The Property is situated within This NO THROUGH TRAFFIC ROAD & POPULAR RESIDENTIAL TURNING, yet having Access to the HERTFORD ROAD AMENITIES, WALTHAM CROSS SHOPPING CENTRE, LOCAL SCHOOLING & ENFIELD LOCK RAIL STATION LEADING Into LONDON LIVERPOOL STREET STATION or TUBE CONNECTIONS at TOTTENHAM HALE. VIEWINGS RECOMMENDED..!**

**GUIDE PRICE: £450,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via hard wood door leading into the reception hallway.

### RECEPTION HALLWAY:

Stairs to first floor landing, doors to lounge, kitchen-diner & radiator.

### LOUNGE:

13' 5" x 5' 9" (4.09m x 1.74m)

In Our Opinion spacious living area, window to front aspect, fire mantle with coal effect fire. coving to ceiling & radiator.

### KITCHEN-DINER:

19' 0" x 7' 9" (5.80m x 2.37m)

In our opinion nicely fitted to high specification, comprising units to base & eye level with inserted sink unit with mixer taps, glass effect worktop surfaces with glass splash backs to worktop surfaces, built-in fitted appliances, concealed wall mounted gas boiler, display cabinets, built-in cupboard housing immersion tank, gloss style tiling window to side aspect & double doors leading into the rear gardens.

### BATHROOM:

5' 10" x 5' 8" (1.77m x 1.75m)

The suite in our opinion nicely fitted to high standard comprising pedestal wash basin with mixer taps, panelled bath with mixer taps, low flush wc, radiator, window to rear aspect & gloss style tiling.

### FIRST FLOOR LANDING:

Access to the loft area & doors leading to all three bedrooms.

### BEDROOM ONE:

14' 2" x 10' 6" (4.32m x 3.19m)

Radiator & window to front aspect.

### BEDROOM TWO:

9' 11" x 8' 0" (3.03m x 2.44m) (Excluding Recess)

Window to rear aspect & radiator.

### BEDROOM THREE:

7' 1" x 5' 10" (2.16m x 1.78m)

Built-in wardrobe-cupboard, radiator & window to rear aspect.

### EXTERIOR:

#### FRONT:

Paved offering off street parking, landscaped to shrubs with side communal access leading to the rear gardens & garage.

#### REAR:

Paved patio areas, mature trees with raised shrub borders, gate side access & access to garage.

#### GARAGE:

15' 0" x 8' 0" (4.57m x 2.44m)

Access via communal shared drive.

### ADDITIONAL NOTES:

In Our Opinion The Property is A Ideal Family Home Located within This Popular & Sought After Residential Turning, being a No Through Traffic Road, Access to a choice of Rail Stations Leading Into The City London, Access to Local Amenities, Road Ways of A10 Great Cambridge Road, Mollison Avenue & The Hertford Road & The Property Offering Further Scope (Subject To Building Regulations & Planning Permissions From Enfield Borough Council). Viewings Highly Recommended To Avoid Disappointment..!

### ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or

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

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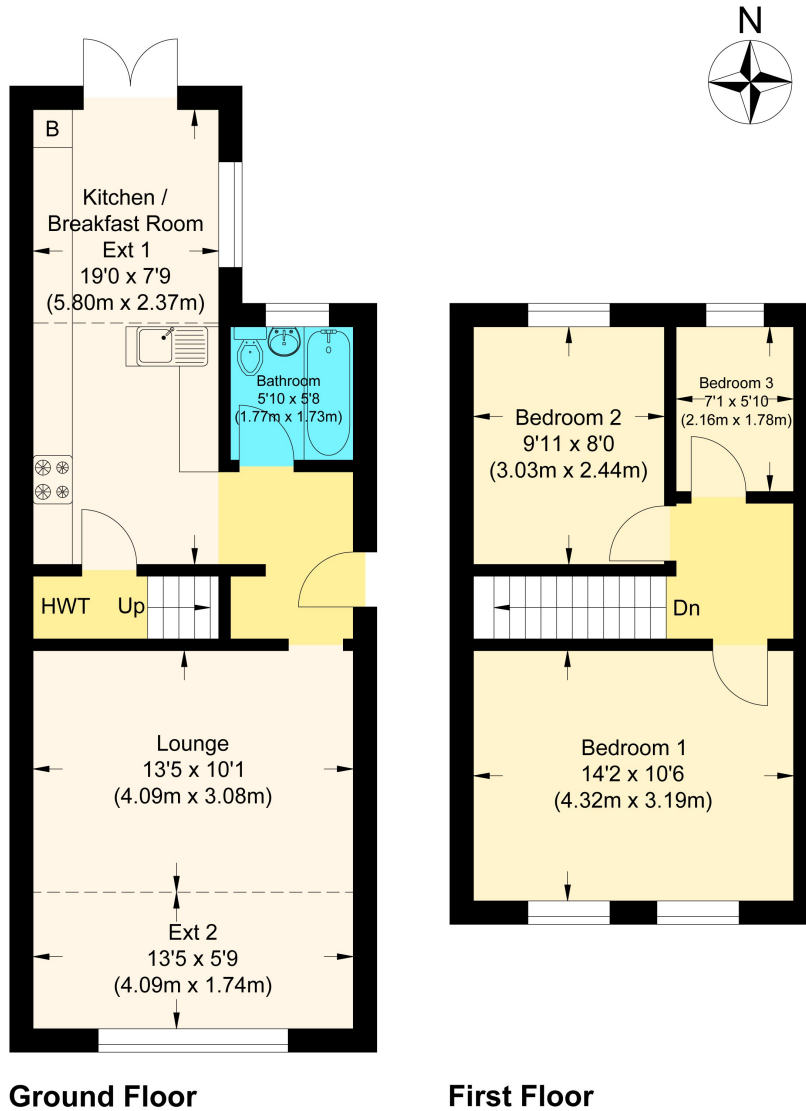
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## Jervis Avenue, Enfield, EN3 6LJ

Approximate Gross Internal Floor Area : 73.10 sq m / 786.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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