

## LONGFIELD AVENUE, ENFIELD EN3



**THE VENDORS CHOICE OF ESTATE AGENTS, This EXTENDED BAY FRONTED FAMILY HOME. Featuring MODERN FITTED KITCHEN To EXCELLENT SPECIFICATION with QUARTZ WORKTOP SURFACES, MODERN FITTED BATHROOM SUITE To FIRST FLOOR, Gas Central Heating, UPVC DOUBLE GLAZING, GENEROUS GARDENS, Block Paved Offering OFF STREET PARKING For Vehicles. Excellent Package.**

**The Property also having Further Scope (Subject To planning Permission) by Extending into the Loft Area Creating Further Bedrooms. In Our Opinion AN EXCELLENT PACKAGE. Also the Property is Situated within THIS POPULAR & Sought After RESIDENTIAL TURNING.**

**Located for LOCAL AMENITIES with it's Variety of Independent RETAILERS, Restaurants, Super Markets, Chemists, Sports Centre, Bus Routes Leading to WALTHAM CROSS, EDMONTON & ENFIELD TOWN Beyond with a choice of RAIL STATION both LEADING Into LONDON'S LIVERPOOL STREET STATION. VIEWING HIGHLY RECOMMENDED..!**

**OFFERS IN EXCESS OF: £465,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE::

Via double Upvc double glazed doors leading into the porch & reception hallway.

### RECEPTION HALLWAY:

15' 0" x 5' 4" (4.57m x 1.63m - Narrowing to 2'8")  
Amtico style flooring, under stair cupboards for storage, stairs to first floor landing, radiator & door leading to the lounge-family room.

### LOUNGE:

15' 8" x 12' 0" (4.78m x 3.66m - Narrowing to 10" Into Bay)

Upvc double glazed bay to front aspect radiator, TV point, engineered wood flooring, wall light fittings, coving to ceiling & open access to dining-family room.

### DINING-FAMILY AREA:

18' 0" x 8' 10" (5.49m x 2.69m)

Wall light fittings, engineered wood flooring with double partly glazed (French Doors) wooden doors leading into the kitchen-diner.

### KITCHEN-DINER:

8' 10" x 18' 0" (2.69m x 5.49m)

In our opinion excellent specification this modern fitted kitchen with Quartz worktop surfaces, Glass tiling flooring, tiled splash back areas, spot lighting, fitted kitchen units combining fitted appliances of double oven, hob, stainless steel glass extractor hood, built-in dish washer, built-in washer dryer, fitted fridge freezer, feature radiator, single stainless steel sink unit with mixer taps, upvc double glazed window to rear aspect & sliding upvc double glazed door leading into the gardens.

### FIRST FLOOR LANDING:

Access to loft area, doors leading to all bedrooms & bathroom.

### BEDROOM ONE:

15' 0" x 11' 10" (4.57m x 3.61m)

Coving to ceiling & radiator & upvc double glazed bay window to front aspect.

### BEDROOM TWO:

12' 5" x 11' 5" (3.78m x 3.48m)

Radiator & upvc double glazed window to rear aspect.

### BEDROOM THREE:

6' 8" x 6' 0" (2.03m x 1.83m)

Radiator & upvc double glazed window to front aspect.

### BATHROOM:

Comprising fitted modern suite, in our opinion to a good standard, p-shaped bathroom with mixer taps & shower attachments, pedestal wash basin with mixer taps, low flush wc, tiled walls, tiled flooring, spot lighting & upvc double glazed window to rear aspect.

### EXTERIOR:

#### FRONT:

Blocked paved offering off street parking for vehicles.

#### REAR:

Generous & sizable gardens South facing with mature borders with fruit trees, patio areas leading onto the lawn area, water feature exterior tap, exterior lighting, workshop to the rear of the gardens with access to the garage. Garage via a private access road..

### ADDITIONAL NOTES:

In Our Opinion The Property Offers An Excellent Opportunity for a Family Home with Further Scope to Extend to the Ground floor & Loft Area (Subject To Planning & Building Regulations) in creating Further Accommodation ether Family Living or Property Investment. Early Viewings Are Recommended.

Please Note: \*\*The Property is being Marketed with Offers In The Region Of £465,000.00 with Offers in

#### 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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Excess £465,00.00\*\*

## ADDITIONAL INFORMATION:

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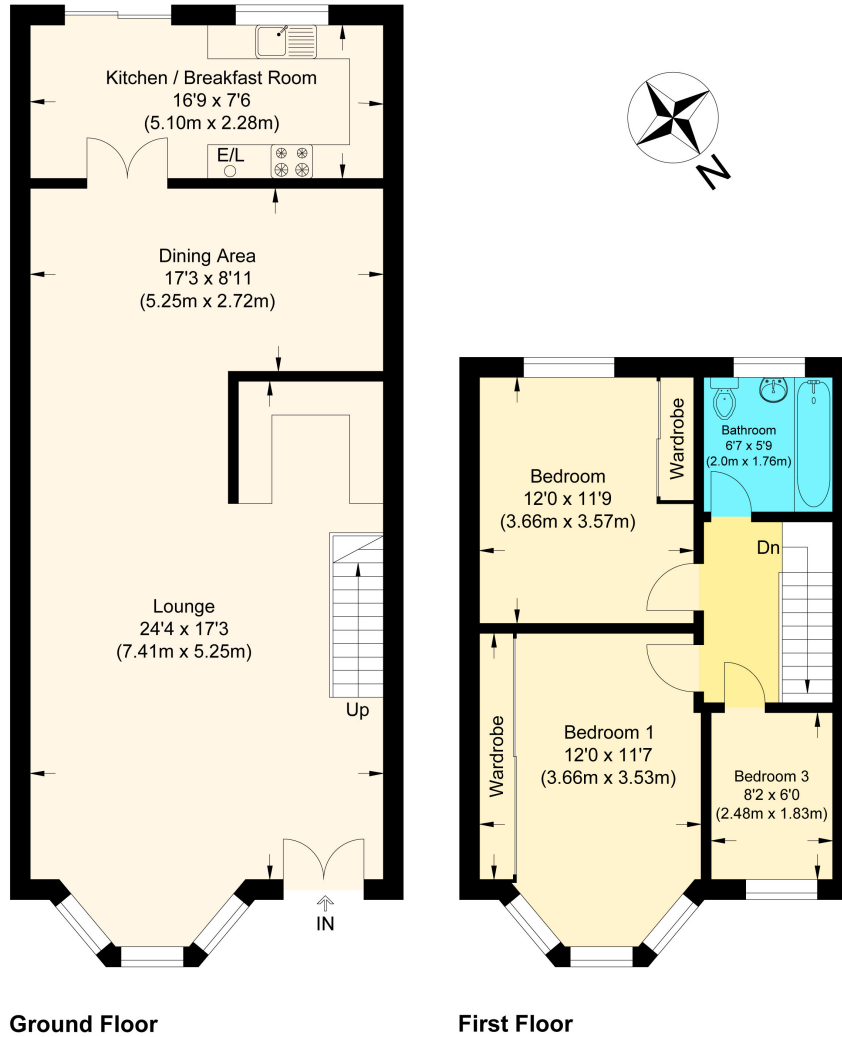
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## Longfield Road, Enfield, EN3 5RX

Approximate Gross Internal Floor Area : 110.0 sq m / 1184.03 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>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>71</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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