

CARTERHATCH ROAD, ENFIELD EN3



THE SELLING VENDORS CHOICE OF ESTATE AGENT. WE ARE PLEASED TO OFFER THIS EXTENDED BAY FRONTED FAMILY HOME. Featuring EXTENDED KITCHEN-DINER, FITTED MODERN FIRST FLOOR BATHROOM SUITE, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, WORKSHOP To The REAR & OFF STREET PARKING. Nicely Presented to Mutual Colours Throughout. AN IDEAL STARTER FAMILY HOME. HIGHLY RECOMMENDED.

Further Scope (Subject To Planning & Building Regulations) by EXTENDING into the LOFT AREA Creating Further BEDROOMS or MASTER ROOM with EN-SUITE. Access to LOCAL AMENITIES with it's many Independent Shops, Restaurants, Coffee Bars, Chemists, Super Markets, Local Schooling & the Nearby RETAIL PARK with it's NEXT HOME, BOOTS, SUPER MARKETS & Much More..!

In Our Opinion AN EXCELLENT PACKAGE with ACCESS to Local BUS ROUTES to Waltham Cross, Edmonton & Enfield Town, Local RAIL STATION LEADING into LONDON'S LIVERPOOL STREET STATION & TOTTENHAM HALE STATION with TUBE CONNECTIONS.

PRICE: £469,995 FREEHOLD

PROPERTY DETAILS:

STORM PORCH:

7' 0" x 2' 0" (2.13m x 0.61m - Narrowing to 2'10")
Via upvc double glazed doors leading into the porch & tiled flooring.

RECEPTION HALLWAY:

14' 0" x 5' 0" (4.27m x 1.52m - Narrowing to 3'0")
L-Shaped hallway, under stairs storage area, stairs to first floor landing, laminated flooring, radiator, coving to ceiling, doors leading to lounge & kitchen-diner.

LOUNGE-FAMILY ROOM:

21' 5" x 10' 10" (6.53m x 3.30m - Narrowing to 8'10" Into Bay)
Featuring fire mantle with surround, laminated flooring, radiators, coving to ceiling, feature glass brick wall, sliding doors leading into the kitchen-diner & upvc double glazed bay windows to front aspect.

KITCHEN-DINER:

16' 10" x 13' 5" (5.13m x 4.09m - Narrowing to 10'0")
L-Shaped comprising of fitted units to base & eye level with Quartz style finished worktop surfaces, cooker point, stainless steel part glass extractor hood, tiled flooring, partly tiled splash back areas, stainless steel sink unit with mixer taps, radiator, spot lighting to ceiling, plumbed for washing machine, built-in dish washer, wall mounted Valliant gas boiler, upvc double glazed windows to rear aspect & upvc double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

13' 8" x 8' 0" (4.17m x 2.44m - To Fitted Wardrobes)
Radiator, coving to ceiling and upvc double glazed windows to front aspect.

BEDROOM TWO:

10' 10" x 8' 5" (3.30m x 2.57m)
Fitted wardrobes laminated flooring, radiator, coving to ceiling & upvc double glazed window to rear aspect.

BEDROOM THREE:

8' 0" x 6' 0" (2.44m x 1.83m)
Laminated flooring. coving to ceiling, radiator & upvc double glazed window to front aspect.

BATHROOM:

Nicely presented modern suite comprising low flush wc, free standing wash hand basin, tiled panelled bath with inserted mixer taps & shower attachments & spot lighting.

EXTERIOR:

FRONT:

Block paved offering off street parking.

REAR:

Patio area leading onto the lawn area, flower borders exterior tap, exterior lighting and door leading into the workshop. Workshop with power & lighting, upvc double glazed door & windows and up & over door.

ADDITIONAL NOTES:

In Our Opinion The Property is An Ideal Family Home with Growing Families in the future to Extend The Property further to the Loft Area (Subject To Planning & Building & Regulations) in Creating a Master Room with En-Suite or Bedrooms. The Property would suit Parties looking for a Family Home or Property Investment to to the Local Rental Market. Which In Our Opinion is Currently In High Demand. Early Viewings Recommended..!

Please Note: The Property is being marketed For Sale with Offers In Excess Of £469,995.00.

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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ADDITIONAL INFORMATION:

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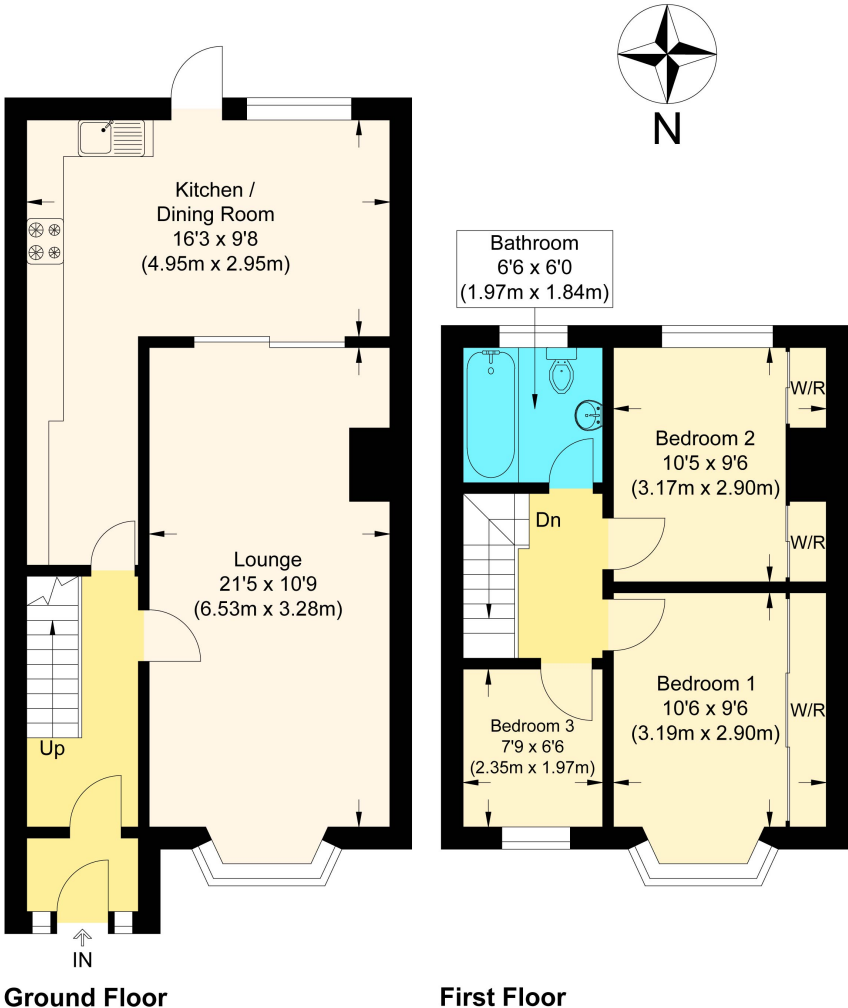
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Carterhatch Road, EN3 5LT

Approximate Gross Internal Floor Area : 83.20 sq m / 895.55 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+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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