

CUNNINGHAM AVENUE, ENFIELD EN3



FOR SALE THIS EXTENDED SEMI DETACHED FAMILY HOME set within This **POPULAR & SOUGHT AFTER RESIDENTIAL TURNING**, having access to Local Amenities & also access to the Centre of **WALTHAM CROSS** with it's variety of **INDEPENDENT RETAILERS, BANKS & HIGH STREET RETAILERS, BUS STATION**. Also within access to **RAIL STATION'S LEADING** Into **LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTIONS** at **TOTTENHAM HALE STATION**. In Our Opinion An **EXCELLENT PACKAGE & IDEAL FAMILY HOME..!**

The Property features **EXTENDED MODERN STYLE FITTED KITCHEN** In Our Opinion Fitted to An Excellent Standard Featuring **BUILT-IN APPLIANCES, Gas Central Heating, Double Glazing, Study, Generous Southernly Landscaped Gardens, First Floor Bathroom, Off Street Parking with Garage via shared drive**. Also having **FURTHER SCOPE** (Subject To Building & Planning Permissions) by **EXTENDING** into the **LOFT AREA** Creating Further **BEDROOMS** or **MASTER BEDROOM** with **EN-SUITE**. Early Viewings Highly Recommended..! Contact our Enfield Branch.

OFFERS IN EXCESS OF £490,000 FREEHOLD

PROPERTY DETAILS:**RECEPTION PORCH:**

Via double glazed doors leading to additional door & reception hallway.

RECEPTION HALLWAY:

15' 0" x 5' 5" (4.57m x 1.65m - Narrowing to 2'10)
Stairs to first floor landing, coving to ceiling, radiator, under stair storage cupboard & doors leading to study & lounge-family room.

LOUNGE-FAMILY ROOM:

27' 5" x 11' 0" (8.36m x 3.35m - Narrowing to 8'8)
Feature fire mantle, wall light fittings, coving to ceiling, radiators, TV point, double glazed window to front aspect & door leading to the kitchen breakfast room.

STUDY/RECEPTION:

7' 10" x 5' 6" (2.39m x 1.68m)
Access via the reception hall, radiator & door leading into the kitchen breakfast room.

KITCHEN BREAKFAST ROOM:

13' 5" x 9' 10" (4.09m x 3.00m)
The kitchen breakfast room has been extended & in our opinion fitted to an excellent standard & specification, comprising wooden style units in Shaker Style to base & eye level worktop surfaces, lighting to worktop surfaces, fitted NEFF Slide'n'Hide single oven with grill, NFEF microwave, NFEF built-in washing machine, 4 ring gas hob with hood, stainless steel circle sink unit with mixer taps, built-in fridge freezer, radiator, dual aspect windows & door leading onto the rear patio & gardens.

FIRST FLOOR LANDING:

Access to the loft area, double glazed window to side aspect, built-in cupboard housing gas boiler & doors to all bedrooms & bathroom.

BEDROOM ONE:

14' 5" x 9' 10" (4.39m x 3.00m)

Excluding to the fitted wardrobes, radiator & double glazed window to front aspect.

BEDROOM TWO:

11' 5" x 10' 10" (3.48m x 3.30m)
Excluding to fitted wardrobes, radiator & double glazed window to rear aspect.

BEDROOM THREE:

9' 5" x 5' 10" (2.87m x 1.78m)
Radiator, double glazed window to front aspect & additional window to side aspect.

BATHROOM:

Comprising panelled bath with mixer taps & shower attachments, free standing wash basin with mixer taps, low flush wc, heated towel rail, tiled walls & double glazed window to rear aspect.

EXTERIOR:**FRONT:**

Block paved offering off street parking with shared driveway leading to garage & side pedestrian access leading to the rear gardens.

REAR:

In Our Opinion generous sized landscaped southerly gardens with patio areas with additional patio area to the rear end of the gardens, mature flower-shrub borders, lawn area, raised brick built pond with rockery, exterior lighting, exterior tap with sheds & summer house with power point & views to to the gardens.

ADDITIONAL NOTES:

The Property is Situated within This Popular & Sought After Residential Turning, also the property having Further Scope (Subject To Planning & Building Permissions) by Extending into the Loft Area in creating Further Bedrooms or En-suite with Dressing Area & by Extending the Ground Floor Further.

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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Located within Access to local Amenities, Transport Links, Road Links to Chingford, Edmonton, Enfield Town & Waltham Cross.

ADDITIONAL INFORMATION:

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Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

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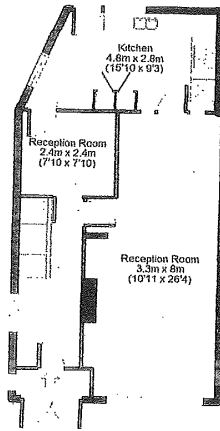
liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

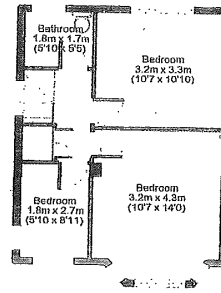
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Cunningham Avenue, Enfield, EN3

APPROX GROSS INTERNAL FLOOR AREA: 956 sq. ft / 89 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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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