

PUTNEY ROAD, ENFIELD EN3



EXCELLENT OPPORTUNITY..! THIS THREE-FOUR BEDROOM SEMI DETACHED FAMIL HOME Situated within This **POPULAR & SOUGHT AFTER LOCATION**. Conveniently Accessible to many of Amenities to variety of Retailers. Choice of **RAIL STATION** to **LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTIONS** and **BUS ROUTES** Leading Into **NORTH LONDON** with Nearby Local Schooling. In Our Opinion **IDEAL FAMILY HOME**.

The Property Features **FITTED KITCHEN, TWO TOILETS, HIGH CELLINGS, CONSERVATORY, LOFT ROOM-4 BEDROOM, OFF STREET PARKING & FURTHER SCOPE** (Subject To Planning & Building Regulations) In Creating Further Accommodation For Growing Families or Multiple Family Living. **VIEWINGS HIGH RECOMMENDED**.

OFFERS IN EXCESS OF: £490,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE PORCH:

Via Upvc door leading into porch area.

RECEPTION HALLWAY:

19' 5" x 2' 10" (5.92m x 0.86m - Narrowing to 2'5)
Radiator, laminated flooring, dado rail, coving to ceiling, stairs to first floor landing, under stairs cupboard, doors to kitchen, lounge & stairs to first floor landing.

LOUGE-DINING ROOM:

2' 10" x 11' 0" (0.86m x 3.35m - Narrowing to 9'0 Into Bay
Radiators, laminated flooring, coving to ceiling, rose to ceiling TV point, door leading into conservatory & upvc double glazed window to front aspect.

KITCHEN:

9' 5" x 6' 5" (2.87m x 1.96m)
Fitted kitchen units to base & eye level, worktop surfaces, one and half bowl sink units with mixer taps, plumbed for washing machine and dish washer, cooker point, tiled walls, lino flooring, extractor fan, upvc double glazed door to aspect, doors leading into lobby & conservatory.

LOBBY:

Tiled flooring, plumbed for washing machine & doors leading into conservatory & bathroom.

BATHROOM:

Comprising fitted suite, tiled panelled bath with mixer taps with separate shower attachments, pedestal wash basin with mixer taps, low flush wc, radiator, spot lighting, extractor fan & double glazed window to rear aspect.

CONSERVATORY-LEAN TO:

13' 5" x 9' 0" (4.09m x 2.74m)
Access via lobby & lounge area, wall mounted Valliant boiler, doors to rear garden & side gate leading to side passage to front gardens

FIRST FLOOR LANDING:

Split level landing, doors leading to bedrooms, stairs leading to loft room-bedroom 4.

BEDROOM ONE:

14' 0" x 10' 10" (4.27m x 3.30m)
Dual upvc double glazed windows to front aspect, radiator & built-in cupboards.

BEDROOM TWO:

10' 0" x 9' 5" (3.05m x 2.87m)
Upvc double glazed window to rear aspect & radiator.

BEDROOM THREE:

9' 0" x 8' 0" (2.74m x 2.44m - Narrowing to 4'5)
L-Shaped Rom, radiator & upvc double glazed window to rear aspect.

FIRST FLOOR CLOAKROOM-WC:

Comprising, low flush wc, wash basin with mixer taps & upvc double glazed window to side aspect.

LOFT ROOM - BEDROOM FOUR:

11' 0" x 10' 0" (3.35m x 3.05m)
(Restricted Head Height) Spot lighting, recess, storage areas & Velux windows to dual aspect.

EXTERIOR:

FRONT:

Block paved raised, brick wall combining raised flower-shrub borders, side gated passage leading to the rear & off street parking.

REAR:

Patio area, lawn area, flower-shrub borders & shed.

ADDITIONAL NOTES:

In Our opinion The Property Offers An Excellent Opportunity, Offering Generous Accommodation with Further Scope (Subject To Planning & Building

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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Regulations) In Creating Extending The Property further. Ideal Family Home or Property Investment. In Our Opinion Ideal House Of Multiple Occupation (HMO). Highly Recommended To Avoid Disappointment.

Please Note The Property is being Marketed with Offers In Excess Of £490,000.00.

ADDITIONAL INFORMATION:

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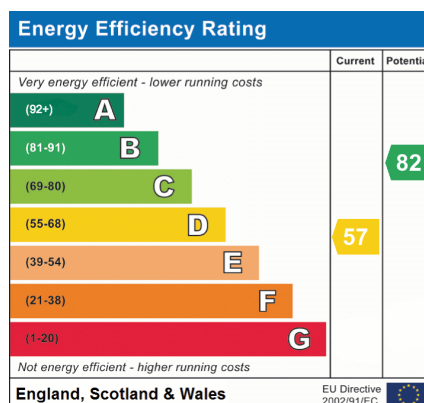
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Approximate Gross Internal Floor Area : 106.30 sq m / 1144.20 sq ft

(Excluding Loft Room)

Loft Area : 11.80 sq m / 127.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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