

CLARENCE ROAD, ENFIELD EN3



REALISTICALLY PRICED FAMILY HOME or PROPERTY INVESTMENT..! In Our Opinion **EXCELLENT ORDER THROUGHOUT & MAINTAINED** By The Current Owners. **WOODEN STYLE FLOORING, FITTED KITCHEN, FIRST FLOOR MODERN FITTED BATHROOM, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING & LANDSCAPED GARDENS** In Our Opinion Are Larger Than Average, **FURTHER SCOPE** (Subject to Planning Permission & Building Regulations). To Avoid Disappointment, **EARLY VIEWINGS RECOMMENDED..!**

Located is within This **POPULAR RESIDENTIAL TURNING**, Access to all Local Amenities to the **HERTFORD ROAD** with its Independent Retailers of Grocery Stores, Coffee Bars, Restaurants & Supermarkets of Asda & Tesco, Bus Routes to Edmonton Green & Beyond. Also Choice of Two **RAIL STATIONS** Both **LEADING TO LONDON'S LIVERPOOL STREET STATION** with **TUBE CONNECTIONS**. **IDEAL FAMILY HOME or PROPERTY INVESTMENT OFFERING SIZEABLE ACCOMMODATION. EXCELLENT PACKAGE..!**

£435,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Upvc double glazed door leading into the reception hall.

RECEPTION HALL:

10' 0" x 3' 0" (3.05m x 0.91m)

Wooden style flooring, radiator, high skirting boards, coving to ceiling, stairs to first floor landing & doors leading to lounge & dining area.

LOUNGE AREA:

12' 5" x 10' 8" (3.78m x 3.25m Into Bay)

Featuring fire mantle with period style coal effect gas fire, wooden style flooring, radiator, high skirting boards, coving to ceiling, dado rail, rose ceiling Upvc double glazed bay window to front aspect & open access to dining area.

DINING AREA:

12' 0" x 11' 0" (3.66m x 3.35m)

Wooden style flooring, radiator, built-in cupboard under stair case for storage, high skirting boards, Upvc double glazed window to rear aspect & access leading into the kitchen.

KITCHEN:

16' 5" x 7' 10" (5.00m x 2.39m)

Nicely presented & comprising fitted units to base & eye level with built-in oven, gas hob with extractor hood, stainless steel circular sink unit with mixer taps, plumbed for washing machine, plumbed for dish washer, wooden style flooring, Upvc double glazed window to side aspect with Upvc double glazed double doors opening onto the rear patio & gardens,

FIRST FLOOR LANDING:

13' 0" x 5' 0" (3.96m x 1.52m Narrowing to 2'8)

L-Shaped landing, access to loft area & doors leading

to all the bedrooms & bathroom. the landing (Subject to Building & Planning Permissions) ideal by fitting stair case leading into the loft area by creating further accommodation.

BEDROOM ONE:

11' 8" x 10' 3" (3.56m x 3.12m To Fitted Wardrobes)
The built-in fitted wardrobes area floor to ceiling, high skirting boards, coving to ceiling, radiator & two Upvc double glazed window to front aspect.

BEDROOM TWO:

10' 11" x 8' 10" (3.33m x 2.69m)

Radiator, high skirting boards, coving to ceiling & two Upvc double glazed windows to rear & side aspect.

BEDROOM THREE:

8' 2" x 7' 10" (2.49m x 2.39m)

Laminated flooring radiator, high skirting boards, coving to ceiling & Upvc double glazed window to rear aspect.

FAMILY BATHROOM:

In our opinion nicely presented & comprising fitted bathroom suite, pedestal wash basin with mixer taps & cupboard under, low flush wc, paneled bath with mixer taps & shower mixer, tiled walls, tiled flooring, extractor fan & heated chrome towel rail.

EXTERIOR:

FRONT:

Blocked paved to retaining wall, exterior light & power point.

REAR:

In Our Opinion the gardens being larger than average in length, paved patio area leading onto lawn area with additional patio area, shrubs & mature trees, exterior lighting, power points, exterior tap, shed

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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with power points & additional exterior points.

ADDITIONAL NOTES:

The Property Offers Good Sized Accommodation Throughout, Having Further Scope In Extending into the Loft Area (Subject to Planning Permission & Building Regulations) In Creating Further Bedrooms. Hence Ideal Family Home For A Growing Families or Property Investment. The Current Local Rental Market Levels is Active & Achievable Rental Per Calendar Month Subject to London Housing Allowance (LHA) Activity Rental In The Region Of £1850.00 to £1950.00 pcm.

Ideally Located for Rail Stations Leading to the City of London, Tottenham Or Seven Sisters for Tube Connection, Local Schooling, Local Amenities & Including The Great Cambridge Road Shopping Retail Parks.

ADDITIONAL INFORMATION:

Please Note :

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construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

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The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

EPC & Floor Plan has been instructed.

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