

CARTERHATCH ROAD, ENFIELD EN3



THREE BEDROOM EXTENDED TOWN HOUSE, OFFERING GENEROUS FAMILY ACCOMMODATION THROUGHOUT with FURTHER SCOPE (Subject To Planning Permission - Building Regulations) By INCREASING THE SIZE OF THE LIVING SPACE. Featuring TWO TOILETS, EXTENDED KITCHEN-FAMILY ROOM, LOUNGE, 3 DOUBLE BEDROOMS, GARAGE, OWN DRIVEWAY & OFF STREET PARKING. Benefiting From Double Glazing, Fitted Shower Room & FITTED KITCHEN FAMILY ROOM. VIEWING RECOMMENDED..!

The Property In Our Opinion is IDEALLY LOCATED FOR SHOPPING AMENITIES, POST OFFICE, SUPERMARKETS, Coffee Bars, Restaurants, Chemists & Conveniently Accessible to BUS ROUTES to ENFIELD TOWN, EDMONTON & BEYOND, also to WALTHAM CROSS. Access to TRAIN STATION LEADING To LONDON'S LIVERPOOL STREET & TOTTENHAM HALE STATIONS with TUBE CONNECTION.

IDEAL OPPORTUNITY FOR FAMILY HOME or INVESTMENT, In Our Opinion to Current Rental Activity Levels, Achievable Rental In The Region Of £1,950.00 - £2,100.00 Per Calendar Month Subject to London Housing Allowance & Universal Housing Allowance. EXCELLENT PACKAGE.

PRICE: £495,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

5' 5" x 4' 5" (1.65m x 1.35m)

Via composite style Upvc door leading into the porch area.

RECEPTION HAALWAY:

2' 0" x 4' 10" (0.61m x 1.47m)

Via double doors leading into the hallway, doors allowing access to the garage, ground floor, cloakroom-wc, kitchen family room & stairs to first floor area, laminated flooring

CLOAKROOM-WC:

Low flush wc, wash basin with mixer taps, partly tiled wall, laminated flooring & double glazed window to rear aspect.

KITCHEN-FAMILY ROOM:

18' 5" x 10' 5" (5.61m x 3.17m)

Fitted kitchen units to base & eye level with built-in fitted cooking appliances, one and a half bowl sink unit with mixer taps, 5 ring gas hob with extractor hood, spot lighting, laminated flooring, radiators, tiled splash back to worktop areas, sliding double glazed doors leading into the rear gardens. In Our Opinion Open Family Entertaining Area.

FIRST FLOOR AREA:

Opening to lounge.

LOUNGE:

16' 10" x 13' 10" (5.13m x 4.22m)

Laminated flooring, spot lighting, radiator, double glazed window to front aspect stairs to 2nd floor & bedroom 2.

BEDROOM TWO:

13' 10" x 10' 9" (4.22m x 3.28m)

Laminated flooring, radiator & double glazed window to rear aspect.

SECOND FLOOR:

Access to loft area, doors leading to bedroom one & three, also to shower room.

BEDROOM ONE:

16' 10" x 13' 10" (5.13m x 4.22m)

Exposed floor boards, radiator, spot lighting & double glazed window to front aspect.

BEDROOM THREE:

10' 9" x 7' 8" (3.28m x 2.34m)

Built-in cupboard, laminated flooring & double glazed window to rear aspect.

FAMILY SHOWER ROOM:

Nicely fitted comprising of walk-in shower with mixer taps, shower heads, low flush wc, wash basin with feature marble, heated towel rail, tiled flooring, tiled walls & double glazed window to rear aspect.

EXTERIOR:

FRONT:

Block paved driveway leading to entrance door & garage.

GARAGE:

16' 11" x 8' 8" (5.16m x 2.64m)

Up & over door, power lighting & internal door leading into the main reception hallway. In Our Opinion & Subject To Planning-Building Regulations) conversion to additional living space-work room-bedroom.

REAR:

Patio area, shed & Church's advised by the current owners rear pedestrian access.

ADDITIONAL NOTES:

The Property In Our Opinion is An Excellent Buy For Families having Further Scope (Subject To Planning Building Regulations or Property Investment within the Local Rental Market or Subject To Local Authority

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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Licences & usual regulations to HMO House In Multiple Occupation.

ADDITIONAL INFORMATION:

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Carterhatch Road, EN3 5LX

Approximate Gross Internal Floor Area : 144.20 sq m / 1552.15 sq ft
 (Including Garage Area)

Garage Area : 13.50 sq m / 145.31 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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