

ALLANDALE ROAD, ENFIELD, MIDDLESEX EN3



FANTASTIC & RARE OPPORTUNITY ..! This FULLY DETACHED FIVE BEDROOM Family Home, **SPACIOUS & GENEROUS ACCOMMODATION THROUGHOUT, Featuring Two Receptions, **KITCHEN-BREAKFAST ROOM & FAMILY ROOM** Study, Utility Room, ** GROUND FLOOR SHOWER ROOM & FIRST FLOOR FAMILY BATHROOM** Also Benefiting from Off Street Parking for vehicles, Garage, Gas Heating & Double Glazing. Offering much more SCOPE EITHER MULTIPLE FAMILY LIVING or PROPERTY INVESTMENT****

The Property is Situated within ****This SOUGHT AFTER & QUIET RESIDENTIAL TURNING**** Yet **CONVENIENTLY LOCATED** to Local **AMENITIES**, Super Markets, Chemists, Bus Routes, **CHOICE OF RAIL STATIONS** LEADING TO London 's Liverpool Street Station with **TUBE CONNECTIONS** at **TOTTENHAM HALE** or **SEVEN SISTERS** stations. Viewings Highly Recommended to **AVOID DISAPPOINTMENT**, **CONTACT OUR ENFIELD BRANCH.**

In Our Opinion **IDEALLY FAMILY HOME** for Two Families or **PROPERTY INVESTMENT INTO HMO (HOUSE OF MULTIPLE OCCUPANCY)** Subject to Planning-Building Regulations, Extend into the Loft & Garage. ****EXCELLENT PACKAGE REALLY IS TOO GOOD TO BE MISSED****

OFFERS IN EXCESS OF: £695,000 FREEHOLD

PROPERTY DETAILS

STORM PORCH:

Double doors leading into main house via additional door into reception hallway.

RECEPTION HALLWAY:

13' 0" x 5' 5" (3.96m x 1.65m)

Radiator, wooden flooring, stairs to first floor landing, dado rail, coving to ceiling, doors to lounge & study.

STUDY-WORKROOM:

8' 0" x 7' 9" (2.44m x 2.36m)

Laminated flooring, radiator, wall mounted Combi boiler & double glazed window to side aspect.

LOUNGE-RECEPTION ONE:

22' 0" x 12' 0" (6.71m x 3.66m - Narrowing to 9'5)

Excluding Bay to front aspect, radiators, coving to ceiling, picture rail, TV point, double glazed window to front aspect & open access leading to kitchen-breakfast room.

DINING ROOM-RECEPTION TWO:

15' 5" x 9' 5" (4.70m x 2.87m)

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

KITCHEN-BREAKFAST ROOM:

13' 0" x 13' 10" (3.96m x 4.22m)

Fitted units to base & eye level, worktop surfaces, built-in four ring gas hob, extractor hood above, built-in electric oven, one and a half bowl sink unit with mixer taps, plumbed for dish washer, partly tiled splash back to worktop surfaces, UPVC double glazed window to rear aspect & door leading into the rear gardens, door leading into the unity room & ground floor shower room.

UTILITY ROOM:

5' 10" x 5' 0" (1.78m x 1.52m)

Fitted units, laminated flooring, UPVC double glazed window to side aspect & door leading to ground floor shower room.

GROUND FLOOR SHOWER ROOM:

Walk-in shower cubicle, low flush wc, wash basin, extractor fan, radiator, partly tiled walls & double glazed window to rear aspect.

FIRST FLOOR LANDING:

19' 0" x 6' 0" (5.79m x 1.83m - Narrowing to 2'10)

L-Shaped - Access to loft area, doors leading to all bedrooms & family bathroom with first floor & Double glazed window to side aspect.

BEDROOM ONE:

11' 10" x 11' 5" (3.61m x 3.48m)

Radiator, picture rail & UPVC double glazed window to rear aspect.

BEDROOM TWO:

11' 5" x 9' 0" (3.48m x 2.74m)

UPVC double glazed window to rear aspect, laminated flooring, radiator & access to loft.

BEDROOM THREE:

9' 0" x 8' 0" (2.74m x 2.44m)

Radiator, laminated flooring & UPVC double glazed window to front aspect.

BEDROOM FOUR:

9' 0" x 8' 0" (2.74m x 2.44m)

Laminated flooring, radiator, & UPVC double glazed window to front aspect.

BEDROOM FIVE:

9' 0" x 7' 5" (2.74m x 2.26m)

Radiator, laminated flooring & UPVC double glazed window to front aspect.

FAMILY BATHROOM:

Comprising nicely fitted suite, tiled flooring, tiled walls, low flush wc, panelled bath with mixer taps, wash basin with mixer taps, heated towel rail, radiator & UPVC double glazed window to rear aspect.

EXTERIOR:

FRONT:

Hard standing offering parking for a number of vehicles, side pedestrian access leading to the rear garden & own driveway leading to garage.

GARAGE:

16' 0" x 9' 0" (4.88m x 2.74m)

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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Up & over door (Subject To Planning Building Regulations) change of use to additional Bedroom or Reception or Family Room. (Please Note - The Garage mentioned has been extended).

REAR:

In Our Opinion nice sized & maintainable gardens, comprising lawn area, flower borders, patio areas, exterior tap, exterior lighting & side pedestrian access leading to the front garden.

ADDITIONAL NOTES:

In our opinion the property would be an ****IDEAL PROPERTY INVESTMENT**** being a (HMO) House of Multiple Occupancy (subject to planning permissions and licencing approval) for the local rental market or similar a ****WONDERFUL OPPORTUNITY**** for a ****LARGE FAMILY HOME**** which would suit multiple families.

The property is ideally situated within this poplar residential turning, for local bus routes leading to destinations of Waltham Cross, Enfield Town, Edmonton and beyond, also having a choice of two over head rail stations of Enfield Lock, Turkey Street both having tube connections at Tottenham Hale and Seven Sisters ****VIEWING HIGHLY RECOMMENDED****

ADDITIONAL INFORMATION:

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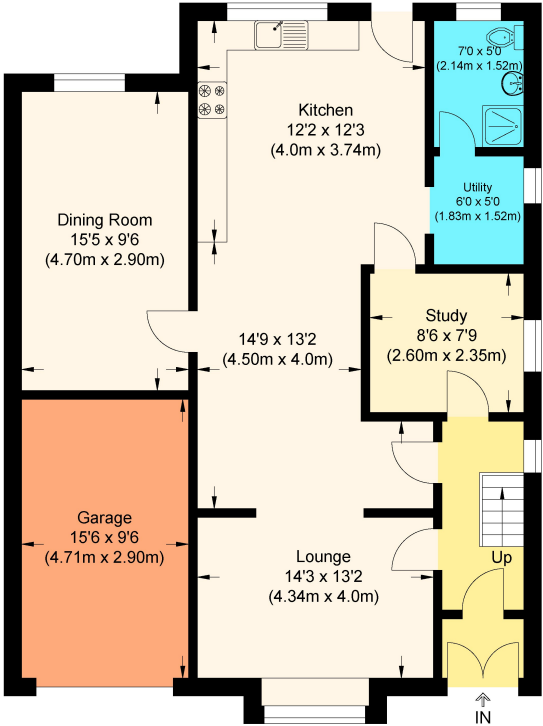
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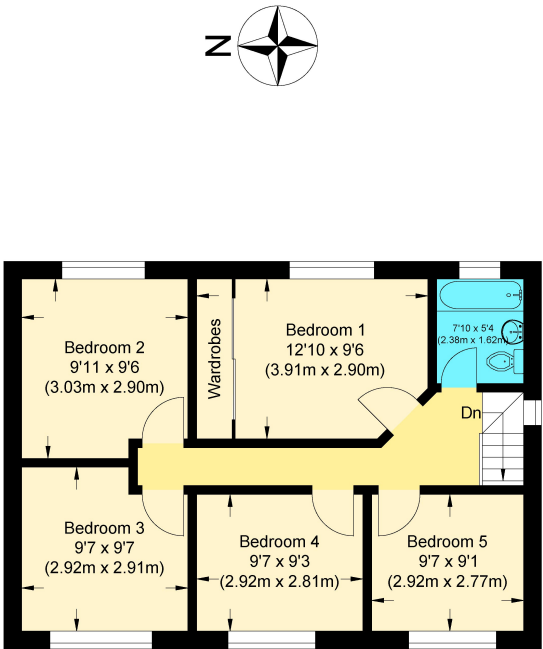
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Ground Floor



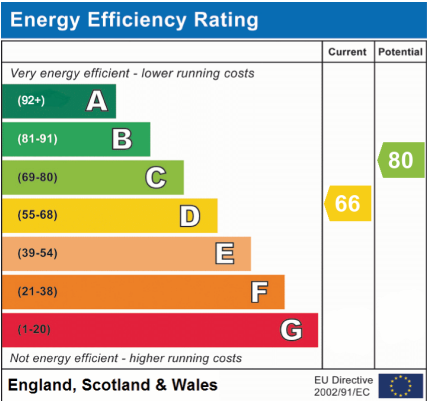
First Floor

Allandale Road, Enfield, EN3 6SB

Approximate Gross Internal Floor Area : 142.1 sq m / 1529.55 sq ft (Includes Garage)

Garage Area : 13.30 sq m / 143.16 sq ft

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



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