

## **DURANTS PARK AVENUE, ENFIELD EN3**



**THIS FOUR BEDROOM END OF TERRACE EXTENDED FAMILY HOME, which Benefits from a SIZEABLE SIDE PLOT & REAR GARAGE, Featuring DOUBLE GLAZING, EXTENDED KITCHEN-DINER, GAS CENTRAL HEATING & having FUTHER SCOPE (Subject To Planning Permission & Building Regulations) in Extending The Property to The Side in Creating a Generous Sizeable Family Home or In Our Opinion First Investment. ALL APPOINTMENTS STRICTLY THROUGH CHURCH'S ENFIELD OFFICE & BY APPOINTMENTS ONLY. FURTHER INFORMATION CONTACT THE ENFIELD OFFICE..!**

**The Property is Located within a Residential Turning yet access to LOCAL AMENITIES of SCHOOLING, NEARBY HERTFORD ROAD AMENITIES, A Choice of RAIL STATIONS of PONDERS END & SOUTHBURY, both along access to either TOTTENHAM HALE or SEVEN SISTERS OVERGROUND & INTO LONDON'S LIVERPOOL STREET STATION.**

**GUIDE PRICE: £600,000 FREEHOLD**

## **PROPERTY DETAILS:**

### **ENTRANCE:**

Via door into the main reception hallway.

### **RECEPTION HALLWAY:**

9' 0" x 3' 0" (2.74m x 0.91m)

Stairs to first floor landing, radiator, under stair cupboard & doors to ground floor bathroom, lounge & kitchen.

### **BATHROOM:**

9' 0" x 4' 5" (2.74m x 1.35m)

Comprising bath with mixer taps, low flush wc, pedestal wash basin, tiled walls, radiator & double glazed window to front aspect.

### **LOUNGE:**

27' 0" x 11' 5" (8.23m x 3.48m - Narrowing to 10'0)

Into the Bay double glazed window to front aspect, TV point, radiator, gas fire & door access into the kitchen-diner family room.

### **KITCHEN-DINER:**

18' 0" x 19' 5" (5.49m x 5.92m - Narrowing to 8'0)

L-Shaped - Comprising family room-kitchen diner, range of fitted units to base & eye level with worktop surfaces, twin sink unit with mixer taps, Indesit fitted dishwasher & washing machine, built-in fridge freezer, Ariston electric hob & oven with extractor hood above, radiator, double glazed window to rear aspect & double glazed door leading into the rear gardens.

### **FIRST FLOOR LANDING:**

Access to the loft, double glazed window to side aspect & access to all bedrooms.

### **BEDROOM ONE:**

13' 5" x 13' 0" (4.09m x 3.96m Into Bay)

Double glazed window to front aspect and radiator.

### **BEDROOM TWO:**

13' 0" x 9' 0" (3.96m x 2.74m)

Excluding Recess, built-in wardrobes, radiator & double glazed window to rear aspect.

### **BEDROOM THREE:**

10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed window to rear aspect & radiator.

### **BEDROOM FOUR:**

9' 0" x 6' 10" (2.74m x 2.08m - Narrowing to 7'0)

Double glazed window to front aspect & radiator.

### **EXTERIOR:**

#### **FRONT:**

Flower borders with front retaining brick wall with side gated pedestrian access.

#### **REAR:**

Patio area, lawn, flower borders, mature trees/shrubs, side plot-gardens & access to garage 16.0 x 15'0 & off street parking.

### **DOUBLE GARAGE-WORKSHOP:**

16' 0" x 15' 0" (4.88m x 4.57m)

Brick built garage, power, door leading from garage & gated off street parking.

### **ADDITIONAL NOTES:**

PLEASE NOTE : The Property is being Marketed For Sale with a GUIDE PRICE & OFFERS IN THE REGION OF £600,000.00 - £645,000.00 THE OFFERS TO BE IN-EXCESS OF £600,000.00.

### **ADDITIONAL INFORMATION:**

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or

#### **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**

## DURANTS PARK AVENUE, ENFIELD, EN3

responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the 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.

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.

Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any 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.

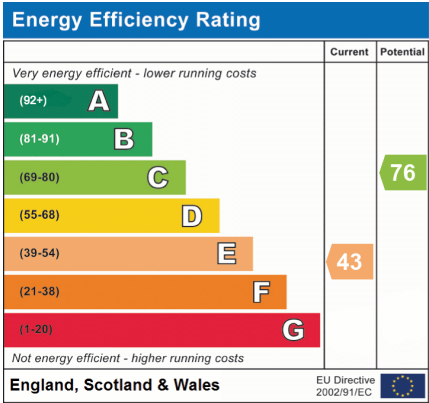
The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! \*\*Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The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

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

# DURANTS PARK AVENUE, ENFIELD, EN3



**Durants Park Avenue EN3 7EA**  
Approximate Gross Internal Floor Area : 113.40 sq m / 1220.62 sq ft (Excludes Garage)  
Garage Area : 27.7 sq m / 298.16 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing is strictly by appointment via the Enfield Office on 020 8805 8533