

MAPLETON CRESCENT, ENFIELD, MIDDLESEX EN3



EXCELLENT OPPORTUNITY & NOT TO BE MISSED Either Residential or Commercial Investment Opportunity For HMO* or Care Home Use (Planning C3b)*...! **FOR SALE THIS EXTENDED & DOUBLE FRONTED FAMILY HOME OFFERING GENEROUS SIZED ACCOMMODATION THROUGHOUT** which would suite **LARGER FAMILIES LIVING AS ONE** with the Additional Benefit of the Rear **PLAYROOM-WORKROOM** (Subject to Planning & Regulations) turning into An **ANNEXE**. The Property also benefiting from Internally being Decorated to an Excellent Standard & with Fittings Throughout To High Specifications.

The Property features a choice **SHOWER ROOMS** to the **FIRST FLOOR & GROUND FLOOR** with **FITTED MODERN KITCHEN UNITS** in **GLOSS WHITE**, **OFFICE-STUDY ROOM**, **ADDITIONAL EXTERNAL WORK-PLAYROOM** with Electrics, Plumbed for water & Internal Walk-in Cupboard, Sliding Double Glazed Doors & In Our Opinion An Option for Separate Annex (Subject to Planning Regulations Approval) **FIRE ALARM ZONE SYSTEM**, **FITTED Internally** to the Property with **FIRE ALARM BOX**, Upvc Double Glazing, Hard Standing for Parking For a Number of Vehicles.

The Property having Further Scope for a number of options, either a **GENEROUS SIZED FAMILY HOME** with more than **ONE FAMILY IN OCCUPANT** or (Subject To Planning Regulations & Licensing) for An **HOUSE OF MULTIPLE OCCUPANCY (HMO)** **GOOD PACKAGE-OFFERED CHAIN FREE...!**

PRICE: £700,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE-MAIN HALLWAY:

13' 0" x 5' 5" (3.96m x 1.65m-Narrowing to 2'5)

Upvc double glazed door leading into the main hallway, laminated flooring, radiator, under stair storage area, fire extinguisher points & doors leading to the ground floors, rooms-receptions x 2, shower rooms x 2, lounge-dining room, kitchen, office & access lading to the rear gardens.

RECEPTION 1 - BEDROOM:

17' 5" x 8' 0" (5.31m x 2.44m)

Laminated flooring, radiator, Upvc double glazed window to front aspect & door leading into the en-suite area.

EN-SUITE AREA:

Walk-in shower, pedestal wash basin low wc, extractor fan, radiator, Upvc double glazed window to rear aspect and partly tiled.

RECEPTION 2 - BEDROOM:

12' 10" x 10' 8" (3.91m x 3.25m- Narrowing to 6'5)

L-Shape Room with recess allowing scope for fitted wardrobes, dressing area, laminated flooring, radiator and Upvc double glazed window to front aspect aspect.

SHOWER ROOM:

9' 5" x 5' 0" (2.87m x 1.52m)

Main shower room to the ground floor, comprising walk-in shower cubicle, low flush wc, wash hand basin, coving to ceiling, lino flooring and extractor fan.

LOUNGE-DINING ROOM:

18' 0" x 11' 10" (5.49m x 3.61m-Narrowing to 9'10)

The area being partly opened space, nicely combing the two, laminated flooring, radiator, coving to ceiling, TV point, fire extinguisher point, doors allowing access to the separate fitted kitchen, office-study & door which leads onto the rear gardens.

KITCHEN:

11' 5" x 6' 10" (3.48m x 2.08m)

Comprising (In Our Opinion) nicely fitted modern kitchen in Gloss White to a good specification, single bowl sink unit with mixer taps with an additional circle sink unit with mixer taps,

built-in dishwasher, plumbed for washing machine, built-in stainless steel hob-oven with extractor fan above, spot lighting, party tiled walls & Upvc double glazed window to rear gardens.

OFFICE-STUDY:

10' 9" x 5' 10" (3.28m x 1.78m)

Laminated flooring, Upvc double glazed window to rear aspect and radiator.

FIRST FLOOR LANDING:

In Our Opinion nicely spaced L-Shaped landing with door access leading to all bedrooms & shower rooms which can be linked in creating en-suites to all the bedrooms (subject to qualified building & regulations) in maximizing scope for family living or either investment.

BEDROOM THREE:

13' 5" x 9' 0" (4.09m x 2.74m-Into Bay)

Laminated flooring, coving to ceiling, radiator, floor to ceiling wardrobes-cupboards & Upvc double glazed window to front aspect.

BEDROOM FOUR:

12' 0" x 10' 4" (3.66m x 3.15m-Into Bay)

Excluding built-in wardrobes (floor to ceiling) radiator & Upvc double glazed window to rear aspect.

BEDROOM FIVE:

13' 0" x 8' 0" (3.96m x 2.44m)

Built-in dual cupboards, radiator, laminated flooring & Upvc double glazed window to front aspect.

SHOWER ROOM ONE:

5' 10" x 5' 6" (1.78m x 1.68m)

Walk-in shower cubicle, low flush wc, pedestal wash basin with mixer taps, partly tiled walls, laminated flooring, extractor fan, radiator & Upvc double glazed window to aspect.

SHOWER ROOM TWO:

4' 9" x 4' 7" (1.45m x 1.40m)

Walk-in shower cubicle, low flush wc, pedestal wash basin with mixer taps, tiled walls, radiator, laminated flooring & Upvc double glazed window to aspect.

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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SHOWER ROOM THREE:

6' 0" x 7' 0" (1.83m x 2.13m)

Walk-in shower cubicle, pedestal wash hand basin with mixer taps and low flush wc.

EXTERNAL ACTIVITY PLAY WORK AREA:

16' 0" x 10' 5" (4.88m x 3.17m)

Fuse box, the area having electricity power points ready to use for a number of activities & having further scope (subject to the usual permissions & regulations) laminated flooring, worktop surfaces, plumbed for washing machine, electric heater, sliding Upvc double glazed doors. Also having separate walk-in storage cupboard with further work-top surfaces, cupboard under and fire access leading into the communal access to the rear of the property. The enclosed seating area incorporating into the structure-building.

EXTERIOR:

FRONT:

Hard standing offering parking for a number of vehicles.

REAR:

Hard standing by paving, flower-shrub borders and exterior taps

ADDITIONAL NOTES:

NOT TO BE MISSED Residential or Commercial Investment Opportunity For HMO* or Care Home Use (Planning C3b)*
In Our Opinion The property offers a number of opportunities in regards to a property Investment & Also An Excellent Opportunity For Large Families Living as one within the Generous Double Fronted Extended Home yet still having further scope in the property being Extended into the Loft Area in Creating Further Bedrooms (subject to planning permissions & building regulations) in Reconfiguring to suit ones living needs. CHAIN FREE..!

The Property Located within This Popular Residential Turning, yet conveniently located to the Vibrant Hertford Road amenities of multiple Retailers, Nearby Supermarkets, Schooling, a choice of Rail Stations, Road Routes, Local Bus Routes leading to Waltham Cross, Enfield Town & Edmonton Green. In Our Opinion Offers Excellent Package..!

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