

OAKHURST ROAD, ENFIELD EN3



REFURBISHED FAMILY HOME..! THIS FOUR BEDROOM END OF TERRACE GENEROUS OLDER STYLE PROPERTY. Featuring SASH UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING, FITTED KITCHEN DINING AREA, FAMILY ROOM, STUDY-UTILITY ROOM, GARAGE & In Our Opinion OFFER FURTHER SCOPE (Subject To Planning & Building Regulations) In Creating Further BATHROOM with EN-SUITE into the LOFT AREA. NICELY PRESENTED THROUGHOUT, VIEWING HIGHLY RECOMMENDED..!

The Property is Located within this RESIDENTIAL TURNING, having Access to LOCAL AMENITIES, LOCAL TRANSPORT including WALTHAM CROSS TOWN CENTRE with its Multiple RETAILERS & RESTAURANTS, COFFEE BARS, BANKS, RAIL STATIONS LEADING Into The CITY of LONDON & ROAD ROUTES To ENFIELD TOWN, EDMONTON, M25 & Into HERTFORDSHIRE. CHAIN FREE & VACANT..!

£475,000 FREEHOLD

PROPERTY DETAILS:**STORM PORCH:**

Upvc double glazed door, tiled flooring, tiled feature half walls & door leading into the reception hall.

RECEPTION HALL:

Stairs to first floor landing, storage area, doors leading to the lounge-reception & kitchen-dining area.

LOUNGE-RECEPTION:

13' 0" x 12' 10" (3.96m x 3.91m Into Bay)
Sash Upvc double glazed window to front aspect, laminated flooring, radiator & high skirting boards

KITCHEN-DINING AREA:

20' 0" x 11' 5" (6.10m x 3.48m)
Modern fitted kitchen units in Gloss Grey with fitted hob with extractor fan above, built-in oven, recess for fridge freezer, laminated flooring, radiator, partly tiled walls, access to family room & utility-study room.

FAMILY ROOM:

19' 0" x 10' 0" (5.79m x 3.05m)
Featuring Sky window & Bi Folding doors, in our opinion making the room airy & spacious opening onto the rear gardens & radiator.,

UTILITY-STUDY ROOM:

13' 0" x 6' 10" (3.96m x 2.08m - Narrowing to 4'0)
The room narrows to 4'0 offering an ideal space for study-work room or indeed utility area, Sash Upvc double glazed window to front aspect & walk-in cupboard housing wall mounted gas boiler.

FIRST FLOOR LANDING:

Sash Upvc double glazed window to side aspect, access to the loft area & doors leading to all bedrooms.

BEDROOM ONE:

11' 0" x 10' 5" (3.35m x 3.17m)

Excluding recess - Fire mantle, radiator & Sash Upvc window to front aspect.

BEDROOM TWO:

8' 8" x 8' 5" (2.64m x 2.57m)
Sash Upvc double glazed window to front aspect.

BEDROOM THREE:

12' 0" x 6' 5" (3.66m x 1.96m)
Radiator & Sash Upvc double glazed window to rear aspect.

BEDROOM FOUR:

9' 0" x 6' 10" (2.74m x 2.08m)
Radiator & Sash Upvc double glazed window to rear aspect.

FAMILY BATHROOM:

8' 0" x 6' 0" (2.44m x 1.83m)
In Our Opinion fitted to high specification, comprising paneled bath with mixer taps & shower attachment, wash hand basin with mixer taps & cupboards, low flush wc, partly tiled walls, radiator, lino flooring & Sash Upvc double glazed window to side aspect.

EXTERIOR:**FRONT:**

Tiled path with shingled area.

REAR:

Decking with path leading to garage, lawn area, flower borers, side pedestrian gated access door leading into the garage.

GARAGE:

20' 0" x 8' 5" (6.10m x 2.57m)
Door leading into the rear gardens.

ADDITIONAL NOTES:

The Property having been recently Refurbished to In Our

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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Opinion An Excellent Standard with Modern Fitted Kitchen & Bathroom, Laminated Flooring, Garage to the Rear and Generous Accommodation. Yet having Further Scope (Subject to Planning & Building Regulations) In Extending to the Loft Area In Creating a Master Bedroom with En-suite.

The Property is within this Popular Residential Turning, having access to Local Amenities, Enfield Wash Shopping Facilities, Waltham Cross Town Centre, a choice of Enfield Lock & Waltham Cross Rail Stations Leading to London's Liverpool Street Station.

In Our Opinion An Excellent Choice For Growing Families. Chain Free..! Call The Local Office For An Immediate Viewing..!

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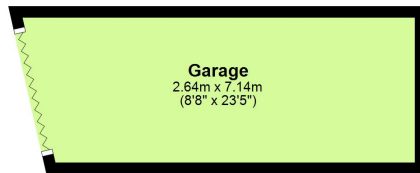
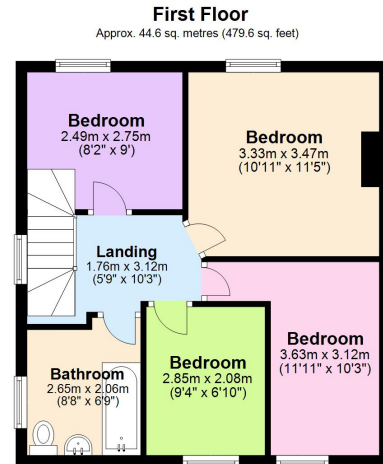
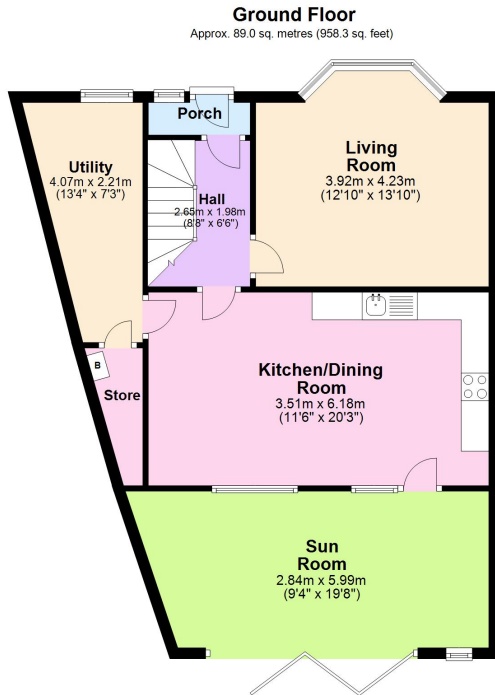
Please note this will need to be confirmed & advised & clarified by all prospective purchasers own investigations

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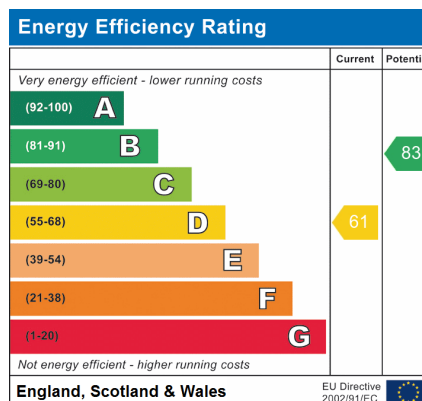
Please be aware Terms and Conditions will apply to the purchase of the property & will apply The Anti Money Laundry Regulations.

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Total area: approx. 133.6 sq. metres (1437.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.
Plan produced using PlanUp.



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