

## **CLYDESDALE, PONDER'S END, ENFIELD EN3**



**For Sale...! THIS THREE BEDROOM EXTENDED 1930'S STYLE PROPERTY IN NEED OF UPDATING THROUGHOUT. Featuring GROUND FLOOR EXTENSION, DOUBLE GLAZING L-Shaped Kitchen Family Room & Subject To Planning Permissions The Property having Further Scope In Extending and by doing so, Creating A Generous Family Home.**

**The Property is Situated within This POPULAR RESIDENTIAL TURNING, Having Access a Choice of RAIL STATIONS LEADING INTO LONDON'S LIVERPOOL STREET STATION with TUBE CONNECTIONS either at Tottenham Hale or Seven Sisters Stations. Also Access to LOCAL SHOPPING PARADE's of the HERTFORD ROAD & PONDER'S END HIGH STREET with its Multiple Independent Retailers, Super Markets & Bus Services to A Number of Routes. KEYS HELD.**

**OFFERS IN EXCESS OF: £399,995 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via partly glazed Upvc double glazed door leading into the reception hallway.

### RECEPTION HALLWAY:

Dado rail, electric storage heater, stairs to first floor landing and door to lounge.

### LOUNGE:

14' 5" x 12' 5" (4.39m x 3.78m - Narrowing to 11'0)  
Feature fire mantle, Upvc double glazed window to front aspect, telephone point, electric storage heater, under stair cupboards & door leading into the kitchen-dinning room.

### KITCHEN-DINER:

20' 5" x 16' 0" (6.22m x 4.88m - (Narrowing to 7'0)  
L-Shaped offering generous living area & Shaker Style Kitchen comprising of a range of units to base & eye level, worktop surfaces, display cabinets, one and a half bowl stainless steel sink unit, plumbed for washing machine, cooker point, partly tiled walls, partly tiled flooring, electric storage heater, window to rear aspect & door leading to inner hallway.

### INNER LOBBY:

Tiled flooring & doors leading to the rear gardens & shower room.

### SHOWER ROOM:

12' 0" x 5' 11" (3.66m x 1.80m - (Narrowing to 3'5)  
L-Shaped comprising walk-in double shower cubicle, pedestal wash basin with mixer taps, low flush wc, window to rear aspect, heated rail, wall mounted heater & sky window.

### FIRST FLOOR LANDING:

Access to loft area & doors to all bedrooms.

### BEDROOM ONE:

16' 0" x 12' 11" (4.88m x 3.94m - (Narrowing to 11'5 Into Recess)  
Upvc double glazed window to front aspect, electric storage heater & wash basin.

### BEDROOM TWO:

10' 0" x 10' 2" (3.05m x 3.10m)  
Excluding fitted wardrobe with enclosed wash basin & Upvc double glazed window to rear aspect.

### BEDROOM THREE:

6' 5" x 5' 10" (1.96m x 1.78m)  
Electric heater & Upvc double glazed window to rear aspect.

### EXTERIOR:

#### FRONT:

In Our Opinion Generous Front Garden, mainly hardstanding.

#### REAR:

Mainly lawn area with rear communal service road.

### ADDITIONAL NOTES:

In Our Opinion The Property Subject To Planning Permission & Building Regulations, along with Updating The Property. Has The Making of an Ideal Family Home with Further Extending The Property.

The Property is Located within This Popular Turning For Many Years & Situated Having Access To Local Amenities, Ponders End High Street with its Multiple Independent Retailers, Super Markets, Schooling, Chemist & Much More. Also having Rail Links to London's Liverpool Street Station with a Choice of Local Rail Stations.

Please Note : The Property is being Marketed with a Guide Price with Offers In Excess Of £399,995.00.

#### 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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## ADDITIONAL INFORMATION:

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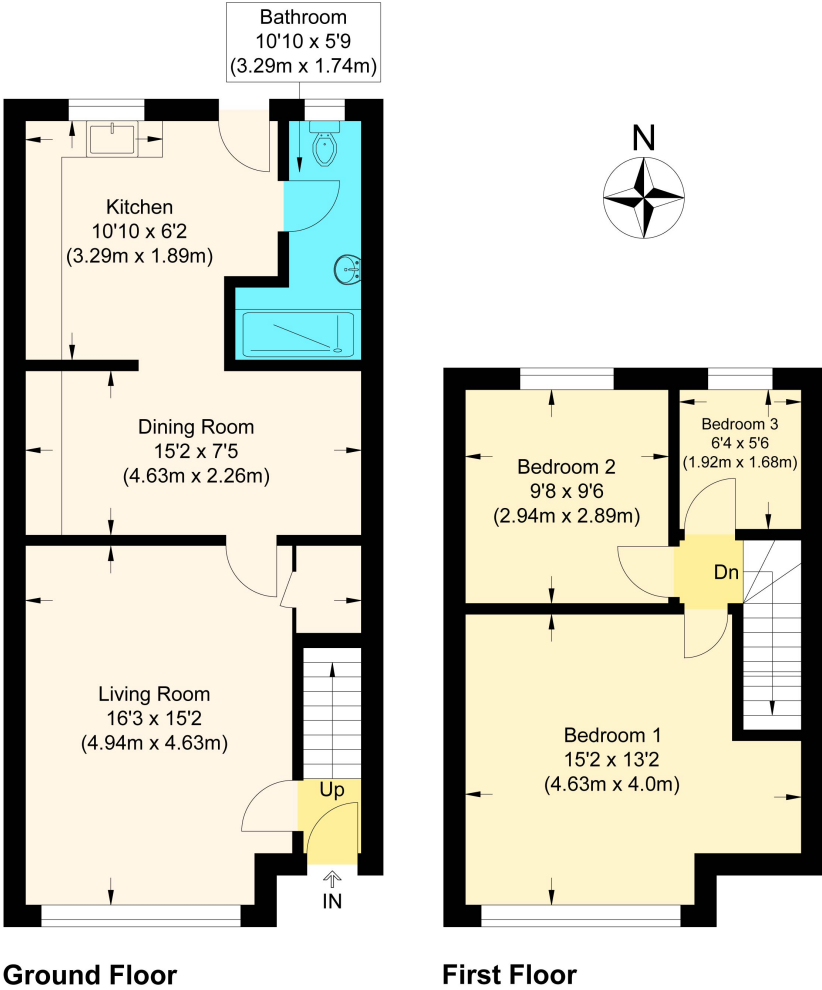
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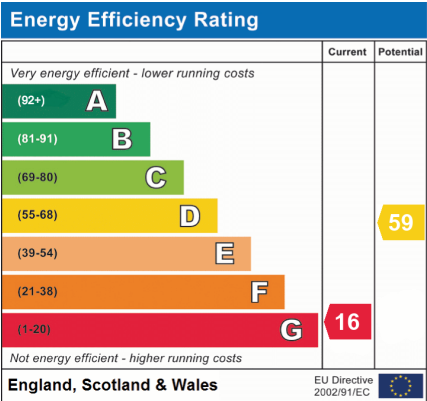
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## Clydesdale, Enfield, EN3 4RJ

Approximate Gross Internal Floor Area : 80.70 sq m / 879.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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