

DURANTS PARK AVENUE, ENFIELD EN3



***** NEWLY BUILT FOUR BEDROOM Family Home *** HIGH SPECIFICATIONS & FITTINGS *** SPACIOUS & GENEROUS SIZED *** Finished to An EXCELLENT & VERY HIGH STANDARD & SPECIFICATIONS Throughout *** Featuring 22 x 20 KITCHEN FAMILY ROOM ** UNDERFLOOR HEATING ** Fitted Two Tone SHAKER STYLE KITCHEN-SOFT CLOSING & Fitted APPLIANCES ** WOODEN STYLE FLOORING THROUGHOUT ** SIZEABLE GROUND FLOOR SHOWER ROOM & FAMILY BATHROOM with MARBLE EFFECT TILING ** EXTERIOR ELECTRICAL POINTS & ELECTRIC CAR POINT *****

***** POPULAR RESIDENTIAL TURNING ** Access to All Local Amenities Including the Nearby Shopping Parades & Supermarkets, Coffee Bars, Popular Restaurants ** The MAIN BUS ROUTES Leading to Edmonton & Enfield Town & Beyond ** CHOICE of RAIL STATIONS Leading to LONDON'S LIVERPOOL STREET STATION with TUBE CONNECTIONS at Tottenham Hale & Schooling & Nearby Park Lands ** NOT TO BE MISSED ** VIEWINGS HIGHLY RECOMMENDED ** Keys Held *****

***** FEATURING Further Scope (Subject to Planning Permission & Building Regulations) Extending into the LOFT AREA Creating Further BEDROOMS ** GREAT OPPORTUNITY For Large MULTIPLE FAMILIES or PROPERTY INVESTMENT HMO House of Multiple Occupancy & In Our Opinion An Excellent Return *****

OFFERS IN EXCESS OF £550,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Feature Double glazed door which is partly double glazed door leading into the main reception hallway.

RECEPTION HALL:

22' 5" x 6' 4" (6.83m x 1.93m Narrowing to 3'0)

Partly L-Shaped Larger than average reception hallway, under floor heating, laminated wooden style flooring, stairs to the first floor landing, under stair storage cupboard & doors leading to lounge-reception, kitchen family room and ground floor shower room.

GROUND FLOOR SHOWER ROOM:

Comprising Fitted walk-in shower cubicle with mixer taps & shower head with sliding door, wash basin with mixer taps & cupboard under, low flush wc, marble effect fully tiled walls, contrast tiled flooring and extractor fan.

LOUNGE-RECEPTION ROOM:

13' 5" x 13' 0" (4.09m x 3.96m - Narrowing to 12 Into Bay)

Wooden style laminated flooring, TV point, under floor heating, deep bay to front aspect with Upvc double glazed window. in our opinion spacious and airy.

KITCHEN-FAMILY ROOM:

22' 0" x 21' 0" (6.71m x 6.40m - Narrowing to 13'0) L-Shaped

In Our Opinion is the Larger than average kitchen Family room & is to a high fitted standard & specification. Shaker Style in two tone colour scheme with marble effect worktop surfaces, fitted units to base & eye with larder cupboards, fitted glass extractor fan with electric glass hob, built-in oven with microwave, fitted washing machine, dish washer, fridge freezer, laminated wooden style flooring, under floor heating, spot lighting, one and a half bowl sink unit with mixer taps, dual aspect Upvc double glazed windows & double doors leading into the rear gardens. In Our Opinion this space can easily be divided in creating an additional reception room & still benefiting a sizable kitchen-breakfast room-diner. This space is offering airy and spacious L shaped family living space.

FIRST FLOOR LANDING:

11' 0" x 5' 10" (3.35m x 1.78m - Narrowing to 3'0)

Laminated wooden style flooring, radiator, doors leading to all the bedrooms & family bathroom suite. The landing is larger than average in our opinion, which offers a spacious area and ample area to creating stairs leading into the loft area and increasing the accommodation (subject to the usual building regulations-planning).

BEDROOM ONE:

15' 10" x 11' 10" (4.83m x 3.61m - Narrowing to 10'0)

into the sizeable bay with Upvc double glazed window to front aspect, radiator, Tv point and wooden style laminated flooring.

BEDROOM TWO:

14' 0" x 9' 2" (4.27m x 2.79m)

Laminated style wooden flooring, radiator, TV point and Upvc double glazed window to rear aspect.

BEDROOM THREE:

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

The recess can be a area of fitted wardrobes & shelving, radiator, wooden style laminated flooring. Tv point and Upvc double glazed window to rear aspect.

STUDY ROOM:

7' 5" x 6' 6" (2.26m x 1.98m)

Laminated wooden style flooring, radiator, TV point and Upvc double glazed window to front aspect.

FAMILY BATHROOM:

In Our Opinion Fitted to an excellent standard & high specification. Comprising P-Shaped bath with mixer taps with shower attachment and shower screen, floating wash hand basin with cupboards under, low flush wc, heated towel rail-radiator, fitted mirror, marble effect style tiled walls with contrast tiled flooring, shaver point, extractor fan and Upvc double glazed window to side aspect.

EXTERIOR

FRONT:

Block paved in grey with exterior light, electric car point and side pedestrian access leading to the rear gardens.

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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REAR:

Exterior tap & lighting with power point, paved patio area and side gated access leading to the front aspect.

ADDITIONAL INFORMATION:

NEW BUILD Four Bedroom Generous Family Property or Investment subject to the usual planning regulations & approved license In being a sizable House of Multiple Occupancy (HMO) in achieving & in our opinion an Excellent Revenue & Return.

Property would also suite multiple, or ideally two families. The Accommodation having further scope subject to Planning & Building Regulations in creating further self contained living quarters within the loft space. We have been advised & Led to Believe by the current owners Permissions Granted to Divided the property into Two Dwellings (Please Note this will need to be confirmed by All Interested Parties Own Investigations).

In our opinion The Achievable Rental Value to Current Market Activities & Including the London Housing Allowance (LHA) In The Region £2500.00 Per Calendar Month.

The Property is being Marketed with a Guide Price & Offers in Excess of £550,000.00 - £595,000.00.

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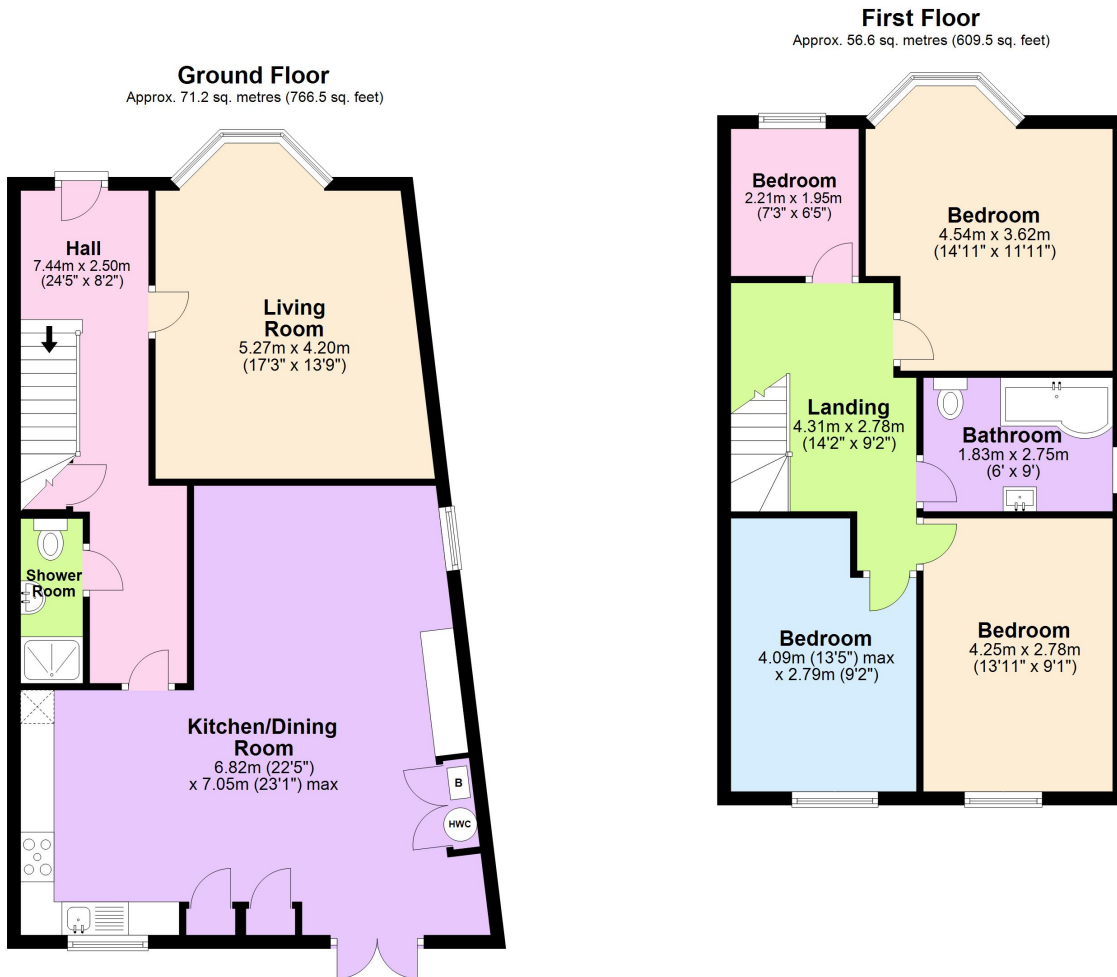
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Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		92
(81-91)	B	90	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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