

## **SOUTHFIELD ROAD, WALTHAM CROSS EN8**



**An EXCELLENT OPPORTUNITY...! THIS THREE BEDROOM 1930's STYLE BAY FRONTED PROPERTY In Need of Some Updating is OFFERED with VACANT POSSESSION.**

**Featuring Upvc DOUBLE GLAZING, GAS CENTRAL HEATING, First Floor Bathroom & SIZABLE REAR GARDENS with Workshop. The Property also having FURTHER SCOPE (Subject To Planning & Building Regulations) by EXTENDING the GROUND FLOOR & LOFT AREA in creating Kitchen Family Room to the Ground Floor & MASTER ROOM with EN-SUITE within the Loft Area. In our opinion An IDEAL FAMILY HOME. Highly Recommended..!**

**Situated within THIS POPULAR TREE LINED RESIDENTIAL TURNING, Access to THEOBALDS GROVE RAIL STATION LEADING to SEVEN SISTERS with TUBE CONNECTION & Leading to LONDON's LIVERPOOL STREET STATION. Popular Nearby Schooling, Theobalds Park & Lee Valley Regional Parkland & River Lee Popular with Walkers, Joggers, Cyclists & Families. KEYS HELD..!**

**GUIDE PRICE: £395,000 FREEHOLD**

## **PROPERTY DETAILS:**

### **RECEPTION PORCH:**

Leading to main entrance door and reception hallway.

### **RECEPTION HALLWAY:**

13' 0" x 5' 0" (3.96m x 1.52m - (Narrowing to 11'0 Into Bay)

Partly glazed wooden door, radiator, stairs to first floor landing, under stairs cupboard, doors leading to two receptions & kitchen.

### **RECEPTION ONE:**

14' 0" x 11' 0" (4.27m x 3.35m (Into Bay)

Radiator, picture rail & Upvc double glazed window to front aspect.

### **RECEPTION TWO:**

12' 0" x 11' 0" (3.66m x 3.35m)

Radiator, fire mantle, picture rail & door into the lean to.

### **KITCHEN:**

8' 0" x 6' 0" (2.44m x 1.83m)

Range of units to base & eye level, sink unit with cupboards under, partly tiled walls, built-in cupboard & door leading into the lean to.

### **LEAN TO:**

16' 0" x 7' 0" (4.88m x 2.13m - (Narrowing to 6'0)

Partly glazed & double door leading into the rear gardens.

### **FIRST FLOOR LANDING:**

Access to the loft are, doors leading to all bedrooms & bathroom.

## **BEDROOM ONE:**

13' 10" x 10' 5" (4.22m x 3.17m - Into Bay)

Radiator & Upvc double glazed bay window to front aspect.

## **BEDROOM TWO:**

12' 0" x 9' 0" (3.66m x 2.74m)

To Built-in Cupboard - Cupboard housing wall mounted gas boiler, radiator & upvc double glazed window to rear aspect.

## **BEDROOM THREE:**

8' 0" x 9' 0" (2.44m x 2.74m)

Upvc double glazed window to front aspect.

## **BATHROOM:**

8' 0" x 6' 0" (2.44m x 1.83m)

Comprising of low flush wc, panelled bath, pedestal wash basin, partly tiled walls & upvc double glazed window to rear aspect.

## **EXTERIOR:**

### **FRONT:**

Shrubs & flowers with front retaining wall.

### **REAR:**

In Our Opinion, sizable rear gardens mainly lawn, flower & shrub borders, shed, workshop & rear access, (Subject to the usual Planning permission & Building Regulations) in concreting a Generous Work Room-Study-Family Room.

## **ADDITIONAL INFORMATION:**

The Property In Our Opinion Located within This Popular & Sought After Residential Turning with Local Nearby Schoolings of St Joseph's Catholic School & Holy Trinity Church Of England School. Choice of two Rail Stations of Waltham Cross & Theobalds Grove, both leading to Tube Connections

## **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 rely 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**

## SOUTHFIELD ROAD, WALTHAM CROSS, EN8

& into London's Liverpool Street Station. Access to the Local Retail Parades & Waltham Cross Town Centre with its Coffee Bars, Restaurants & High Street Retailers & Independent Retailers.

The Property is being Marketed with a Guide Price & Offers In The Region of £395,000.00.

### ADDITIONAL DETAILS:

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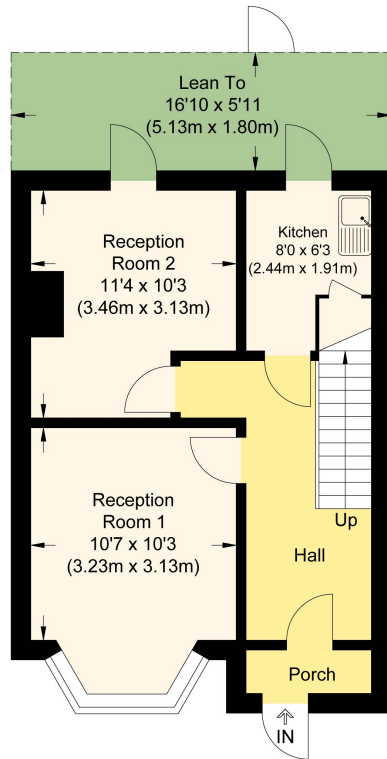
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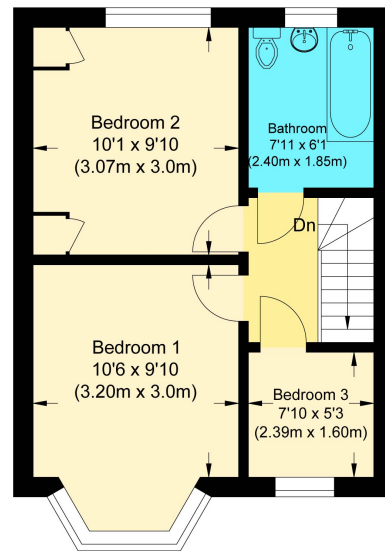
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# SOUTHFIELD ROAD, WALTHAM CROSS, EN8



Ground Floor

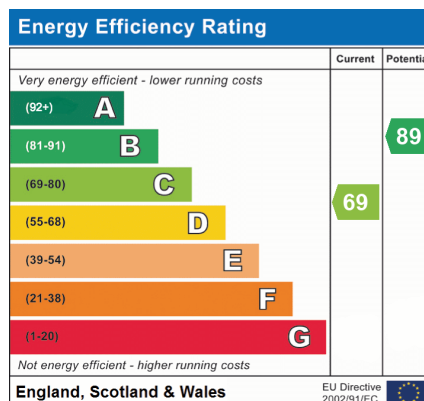


First Floor

## Southfield Road, EN8 7HD

Approximate Gross Internal Floor Area : 75.30 sq m / 810.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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