

DURANTS PARK AVENUE, ENFIELD EN3



EXCELLENT OPPORTUNITY FOR ALL..! This FOUR BEDROOM End TEERACE & EXTENDED FAMILY HOME, which Benefits from a SIZEABLE SIDE GARDEN PLOT & REAR Double GARAGE. Featuring DOUBLE GLAZING, EXTENDED KITCHEN-DINER FAMILY ROOM, Gas Central Heating & Off SREET PARKING to the Rear. Also FUTHER SCOPE (Subject To Planning Permission (Stpp) & Building Regulations) in EXTENDING the Property to The SIDE GARDENS in Creating an Additional Dwelling & Further Extending the Property into a GENEROUS SIZEABLE FAMILY HOME. In Our Opinion an IDEAL First PROPERTY INVESTMENT or In Our Opinion an Opportunity to DEVELOPERS or SELF BUILDING BUILDERS. Highly Recommend..!

ALL APPOINTMENTS ARE STRICTLY THROUGH CHURCH'S ENFIELD OFFICE & BY APPOINTMENTS ONLY. FURTHER INFORMATION CONTACT THE ENFIELD OFFICE..!

The Property is Located within a Residential Turning yet access to LOCAL AMENITIES of SCHOOLING, NEARBY HERTFORD ROAD AMENITIES, A Choice of RAIL STATIONS of PONDERS END & SOUTHBURY, both along access to either TOTTENHAM HALE or SEVEN SISTERS OVERGROUND & INTO LONDON'S LIVERPOOL STREET STATION. Further Information & Guidance Contact our Local Enfield Office.

GUIDE PRICE: £600,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via door into the main reception hallway.

RECEPTION HALLWAY:

9' 0" x 3' 0" (2.74m x 0.91m)

Stairs to first floor landing, radiator, under stair cupboard & doors to ground floor bathroom, lounge & kitchen.

BATHROOM:

9' 0" x 4' 5" (2.74m x 1.35m)

Comprising bath with mixer taps, low flush wc, pedestal wash basin, tiled walls, radiator & double glazed window to front aspect.

LOUNGE:

27' 0" x 11' 5" (8.23m x 3.48m - Narrowing to 10'0)

Into the Bay double glazed window to front aspect, TV point, radiator, gas fire & door access into the kitchen-diner family room.

KITCHEN-DINER:

18' 0" x 19' 5" (5.49m x 5.92m - Narrowing to 8'0)

L-Shaped - Comprising family room-kitchen diner, range of fitted units to base & eye level with worktop surfaces, twin sink unit with mixer taps, Indesit fitted dishwasher & washing machine, built-in fridge freezer, Ariston electric hob & oven with extractor hood above, radiator, double glazed window to rear aspect & double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

Access to the loft, double glazed window to side aspect & access to all bedrooms.

BEDROOM ONE:

13' 5" x 13' 0" (4.09m x 3.96m Into Bay)

Double glazed window to front aspect and radiator.

BEDROOM TWO:

13' 0" x 9' 0" (3.96m x 2.74m)

Excluding Recess, 1 x built-in cupboard, radiator & double glazed window to rear aspect.

BEDROOM THREE:

10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed window to rear aspect & radiator.

BEDROOM FOUR:

9' 0" x 6' 10" (2.74m x 2.08m - Narrowing to 7'0)

Double glazed window to front aspect & radiator.

EXTERIOR:

FRONT:

Flower borders with front retaining brick wall with side gated pedestrian access.

REAR:

Patio area, lawn, flower borders, mature trees/shrubs, side plot-gardens & access to garage 16.0 x 15'0 & off street parking.

DOUBLE GARAGE-WORKSHOP:

16' 0" x 15' 0" (4.88m x 4.57m)

Brick built garage, power, door leading from garage & gated off street parking.

ADDITIONAL NOTES:

PLEASE NOTE : The Property is being Marketed For Sale Figure & with a GUIDE PRICE & OFFERS IN THE REGION OF £600,000.00 - £645,000.00

THE OFFERS WILL NEED TO BE IN-EXCESS OF £600,000.00 The Estate Agents Terms & Conditions will Apply - Along with Transparency to Funding, to the current Conditions to The Anti Money Laundering Regulations (AML).

in our Opinion the Current Dwelling subject to to the current market conditions and the London Housing

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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Allowance (LHA) along with Assisted Universal Housing Allowances. The Achievable Rental to be in the Region £2350.00 - £2500.00.

ADDITIONAL INFORMATION:

Please Note :

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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

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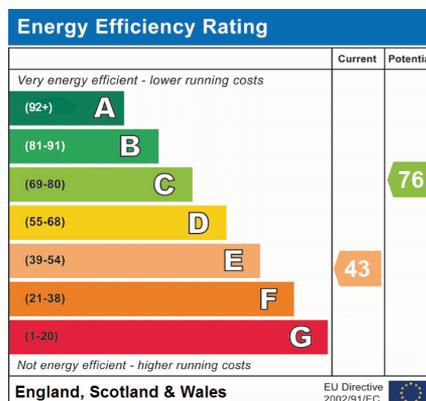


Durants Park Avenue EN3 7EA

Approximate Gross Internal Floor Area : 113.40 sq m / 1220.62 sq ft (Excludes Garage)

Garage Area : 27.7 sq m / 298.16 sq ft

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



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