

CEDAR AVENUE, ENFIELD EN3



STUNNING & RARELY AVAILABLE..! THIS GENEROUS SIZED EXTENDED FAMILY HOME, PRESENTED & FINISHED TO HIGH STANDARD, BOASTING FOUR BEDROOMS, THREE TOILETS, Utility Room, En-Suite to Master Bedroom, Fitted Kitchen-Family Room, Conservatory, Large built Workshop-Work Room, Side Plot-Garden & Off Street Parking. In Our Opinion Beautifully kept by The Current Vendors. VIEWINGS HIGHLY RECOMMENDED.

The Property is Ideally Situated within This Residential Turning, for Local Amenities including Bus Routes, Rail Station Leading to London's Liverpool Street Station with Connections to Stratford Westfield Shopping Complex & Tube Connections. Also having access to Local Schooling For All Ages, local College. AN EXCELLENT PACKAGE NOT TO BE MISSED.

In our Opinion The Property is AN IDEAL PURCHASE (Subject To Planning Permissions & Building Regulations) Work From Home Property or Property Investment for (HMO) House of Multiple Occupancy or for a Property Multiple Family Living & Work From Home. VIEWINGS STRICTLY BY APPOINTMENTS ONLY.

GUIDE PRICE: £625,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE PORCH:

Double glazed door leading into porch, tiled flooring with additional wooden glazed door leading into the reception hallway.

RECEPTION HALLWAY:

7' 10" x 2' 10" (2.39m x 0.86m - L-Shaped)

In Our Opinion Generous Hallway, via hard wood & partly glazed door leading into the reception hallway, radiators, laminated flooring, stairs to first floor landing, doors leading to lounge, kitchen, utility room & ground floor wc.

GROUND FLOOR CLOAKROOM:

Comprising low flush wc, wash hand basin, tiled flooring. extractor fan, heated towel rail & UPVC double glazed window to aspect.

UTILITY ROOM:

5' 10" x 5' 0" (1.78m x 1.52m)

Fitted units, wall mounted gas boiler, water softener, plumbed for washing machine, worktop surfaces & UPVC double glazed window to side aspect.

LOUNGE:

18' 5" x 11' 5" (5.61m x 3.48m - Narrowing to 8'10 Into Bay)

Laminated flooring, 2 x radiators, TV point, Double glazed window to front aspect, & Bi Folding wooden partly glazed doors opening to family room.

FAMILY ROOM:

13' 5" x 11' 0" (4.09m x 3.35m)

Radiator, laminated flooring, open access to kitchen & UPVC double doors leading into the conservatory.

KITCHEN:

10' 0" x 11' 5" (3.05m x 3.48m)

In Our Opinion Nicely Presented & fitted Shaker Style kitchen units with rolled edged worktop surfaces, one and a half bowl sink unit with mixer taps & water filter, SMEG 5 ring gas fitted hob with stainless steel extractor hood, built-in electric oven, partly tiled walls, gloss floor tiling, UPVC double glazed window to rear aspect & open access to the family room-dining area.

CONSERVATORY-SUN LOUNGE:

11' 5" x 10' 10" (3.48m x 3.30m)

In Our Opinion Nicely Finished, offering spacious room over looking

the garden comprising built-in Bespoke Storage Area, laminated flooring, double radiators and underfloor heating, spot lighting, UPVC double glazed to dual aspects & UPVC double glazed door leading to the rear garden.

FIRST FLOOR LANDING:

5' 10" x 4' 5" (1.78m x 1.35m)

Stairs raising to the second floor, doors leading to bedrooms 2,3,4, & family bathroom.

BEDROOM TWO:

11' 5" x 10' 5" (3.48m x 3.17m - Into Bay)

Fitted wardrobes-cupboard, laminated flooring, radiator & Double glazed window to front aspect.

BEDROOM THREE:

10' 10" x 9' 10" (3.30m x 3.00m)

Laminated flooring, radiator, fitted wardrobes & UPVC double glazed window to rear aspect.

BEDROOM FOUR:

9' 10" x 6' 5" (3.00m x 1.96m)

Laminated flooring, radiator & Aluminium Double glazed window to front aspect.

FAMILY BATHROOM:

In Our Opinion Nicely Fitted to High Standard, comprising panelled bath with mixer taps with additional shower mirror head, floating wash basin with mixer taps, low flush wc, marble effect tiling to walls, tiled flooring, fitted mirror, dual UPVC double glazed window to rear aspect.

SECOND FLOOR LANDING:

Leading exclusively to master bedroom.

MASTER BEDROOM:

15' 0" x 12' 0" (4.57m x 3.66m)

Laminated flooring, recess, built-in fitted floor to ceiling wardrobes with built-in cupboards, Velux window to front aspect, double glazed windows to rear aspect & door to.

EN-SUITE:

6' 0" x 4' 5" (1.83m x 1.35m)

In Our Opinion Nicely Fitted to High Standard, comprise walk-in double cubicle with mixer shower unit, heated towel rail, partly tiled walls, tiled flooring & UPVC double glazed window to rear

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.

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aspect.

EXTERIOR:

FRONT:

Block paved, paved combing hard standing offering own driveway leading to the rear & workshop, also offering off street parking for vehicles & side driveway-plot allowing vehicle access to works hub.

REAR:

Side - Hard standing allowing vehicle access to workshop & garden.

WORKSHOP:

21' 0" x 20' 0" (6.40m x 6.10m - Narrowing to 12'10") -L-Shaped Block built workshop offering spacious working for multiple uses, sperate fuse box, power-lighting, tiled flooring within separate office room 8'0 x 7'5, also having utility area.

WORK ROOM-STUDY:

10' 0" x 8' 10" (3.05m x 2.69m)
Tiled flooring, uPVC double glazed windows & door. In Our Opinion ideal study room for multiple uses.

ADDITIONAL COMMENTS:

In Our opinion, The Property is Rarely To Good To Miss..! This Sizeable Family home Offering Generous Accommodation Throughout with Further Potential (Subject To Planning Permissions & Regulations Approval) & also having Separate Larger than Average Workshop, Workrooms-Study, ideal Wonderful Opportunity for Multiple Families or Property Investment. Beautifully Presented & Maintained. Highly Recommended Viewing To Avoid Disappointment.

Please Note: The Marketing Figure For Sale is being Marketed with Offers In Excess of £625,000.00 with Guide Price of In The Region Of £625,000.00 - £650,000.00.

ADDITIONAL INFORMATION:

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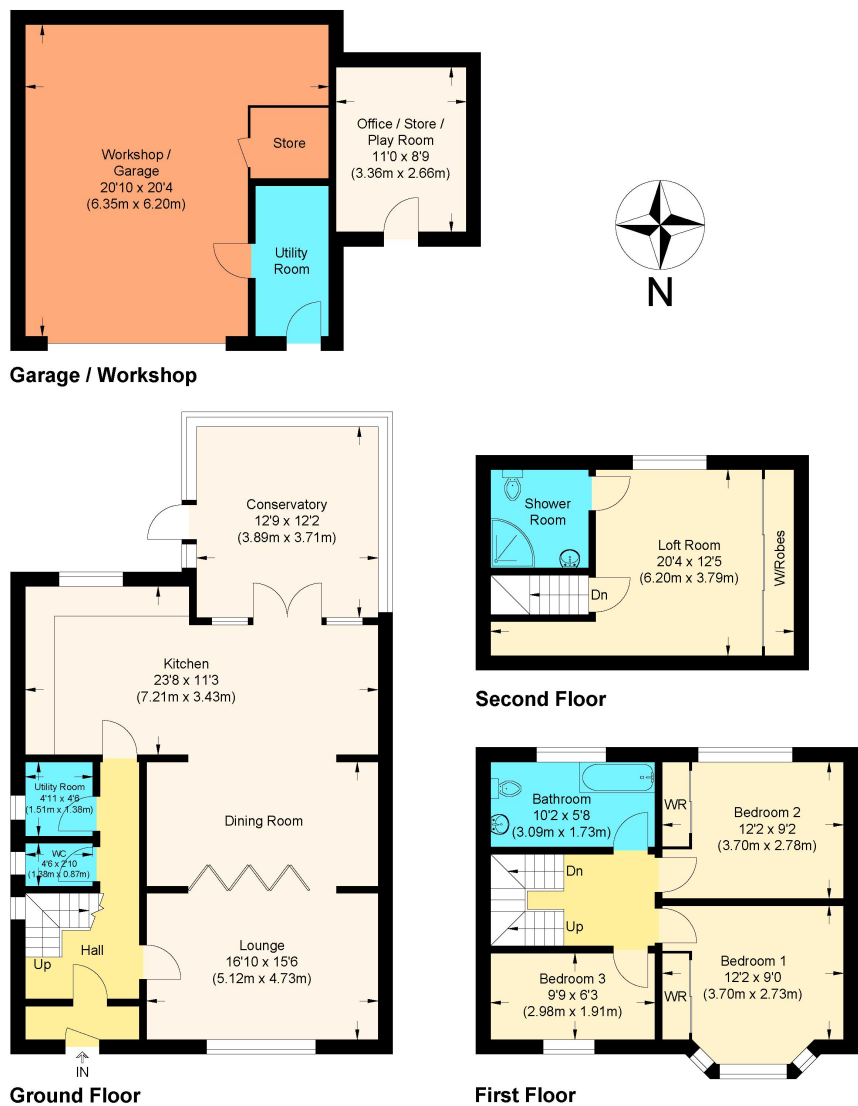
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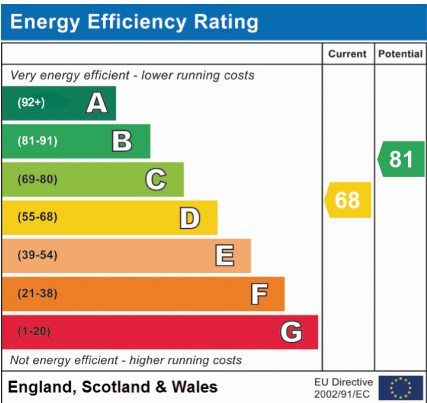


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Approximate Gross Internal Floor Area : 144.0 sq m / 1550.0 sq ft
(Excluding Workshop & Garage)

Workshop & Garage : 48.80 sq m / 525.27 sq ft

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



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