

THE RIDE, PONDER'S END, ENFIELD EN3



Unexpectedly Back on the Market. **THIS EXCELLENT OPPORTUNITY TO PURCHASE** This **EXTENDED** Terraced **FAMILY HOME**, Featuring **KITCHEN-FAMILY ROOM**, **GROUND FLOOR CLOAKROOM WC**, **GARAGE-WORKSHOP** & In Our Opinion OFFERING **GENEROUS ACCOMMODATION** with **FURTHER SCOPE** (Subject To Planning Permissions & Building Regulations) by Extending into the **LOFT AREA** Creating **FURTHER BEDROOMS** with **EN-SUITE**.

VACANT & OFFERED CHAIN FREE..!

Property is Situated within this **RESIDENTIAL TURNING**, having Access to **LOCAL AMENITIES**, Choice of **RAIL STATIONS** LEADING Into **LONDON'S LIVERPOOL STREET STATION** with **TUBE CONNECTIONS** at **TOTTENHAM HALE/SEVEN SISTERS**, **LOCAL SCHOOLING**, Nearby **PARKLANDS** & **RED BUS ROUTES**.

REALISTICALLY PRICED & EXCELLENT PACKAGE (in our opinion) This **GROUND FLOOR EXTENDED KITCHEN-DINER FAMILY HOME**. Two Toilets. Generous Sized **FAMILY Home** or **Property Investment**. **NOT to be MISSED..!**

Viewing Highly Recommended..! Contact the Enfield Office.

£425,000 FREEHOLD

PROPERTY DETAILS:

STORM PORCH:

Leading into the main reception hall.

RECEPTION HALL:

Radiator, stairs to first floor landing, dado rail, access leading to lounge, ground floor cloakroom wc and allowing access to the kitchen-family room.

LOUNGE:

25' 0" x 12' 2" (7.62m x 3.71m)

L-Shaped room, radiator, TV point, access to kitchen-family room via double doors.

KITCHEN-FAMILY ROOM-AREA:

16' 0" x 15' 1" (4.88m x 4.60m - Narrowing to 11'2)

L-Shaped kitchen leading into family area, units to base & eye level with worktop surfaces, single sink unit with mixer taps. plumbed for washing machine, partly tiled walls, Upvc double glazed window to rear aspect & sliding doors to the rear gardens.

GROUND FLOOR TOILET-WC:

Wash hand basin & low flush wc.

FIRST FLOOR LANDING:

Access to loft area & doors leading to all bedrooms & bathroom.

BEDROOM ONE:

13' 5" x 10' 3" (4.09m x 3.12m)

Floor to ceiling fitted wardrobes, radiator & double glazed window to front aspect.

BEDROOM TWO:

11' 10" x 10' 0" (3.61m x 3.05m)

Excluding fitted wardrobes, radiator and double glazed window to rear aspect.

BEDROOM THREE:

8' 9" x 5' 8" (2.67m x 1.73m)

Built-in cupboard & double glazed window to front aspect.

BATHROOM:

Comprising low flush wc, pedestal wash basin, paneled bath with mixer taps & separate shower attachments tiled walls, tiled flooring & double glazed window to rear aspect.

EXTERIOR:

FRONT:

Hard standing with path leading to the front door.

REAR:

Patio area, borders & access door leading to the workshop-garage.

GARAGE:

14' 0" x 15' 0" (4.27m x 4.57m)

Block Built Garage, hard standing floor, power points, lighting, up & over door, Access via rear service road.

ADDITIONAL NOTES:

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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gardens or garden titles or the freehold title or the lease title or any title of ownership to whole gardens or parking rights & including allocated parking rights including parking spaces, boundaries within or outside it's property title or to any past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including extensions to the property or any change/s of use externally-internally to the present or future.

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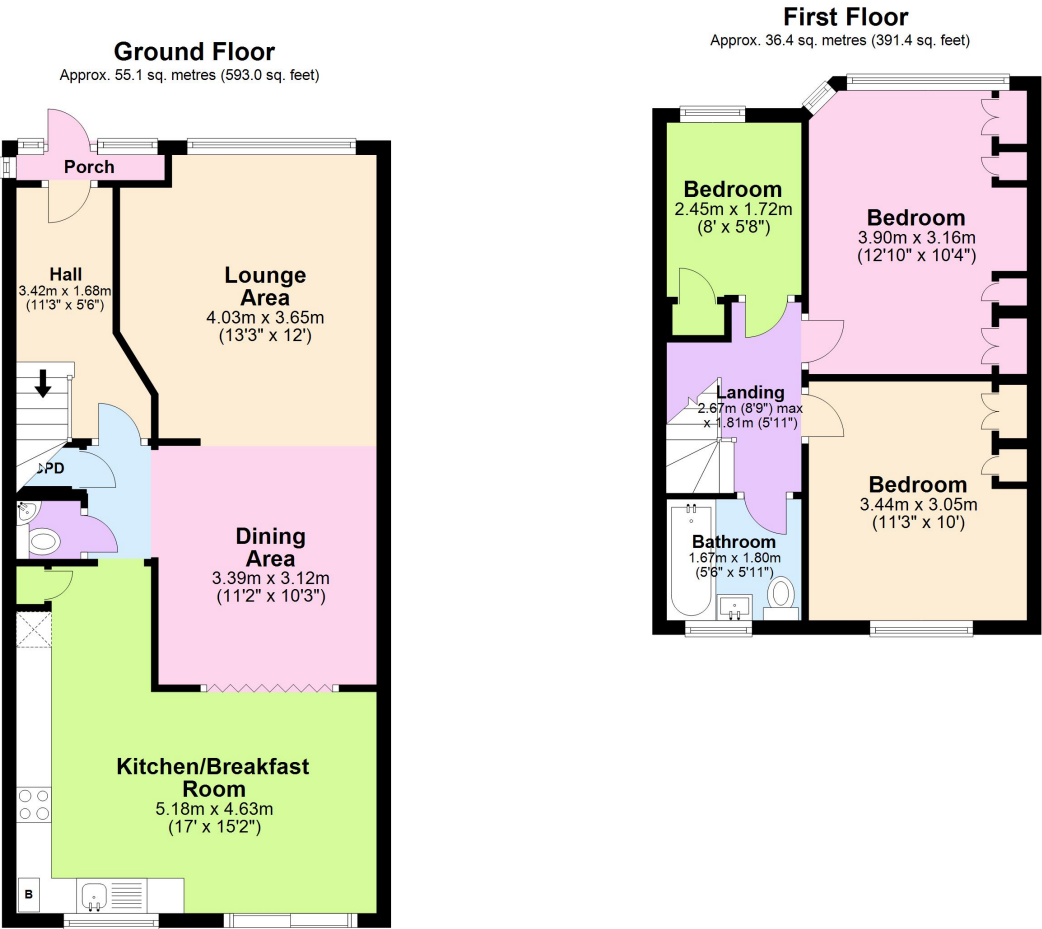
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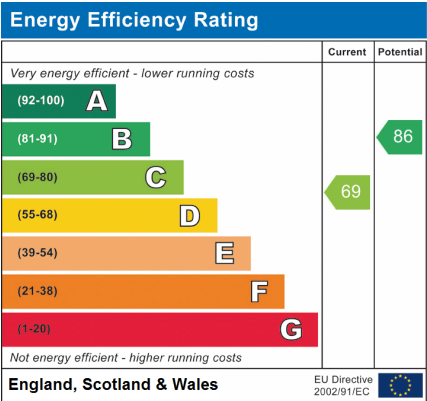
** Please Note : The Property is being Marketed with OFFERS IN EXCESS OF £425,000..00 **

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Total area: approx. 91.5 sq. metres (984.4 sq. feet)

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.



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