

LANSBURY ROAD, ENFIELD EN3



FOR SALE & THE VENDORS SOLE AGENTS..! THIS BAY FRONTED 1930'S STYLE EXTENDED FAMILY HOME. Featuring TWO RECEPTIONS & FITTED KITCHEN-BREAKFAST ROOM, FIRST FLOOR BATHROOM, LAMINATED FLOORING, OFF STREET PARKING and GARDENS. In Our Opinion The Property is in GOOD ORDER THROUGHOUT, Offering Mutual Decorative Colours Throughout. VIEWING HIGHLY RECOMMENDED.

The Property is Located within This RESIDENTIAL TURNING with Access to Local Amenities, BUS ROUTES, OVER RAIL STATION LEADING TO TOTTENHAM HALE RAIL STATION with TUBE CONNECTION LEADING INTO LONDON'S LIVERPOOL STREET STATION, Also having FURTHER SCOPE In EXTENDNG into the LOFT AREA (Subject to Building & Planning Regulations) In Creating FURTHER ACCOMMODATION. In Our Opinion AN EXCELLENT OPPORTUNITY..!

PRICE £465,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION STORM PORCH:

Double doors in hardwood & leaded glazed windows, tiling flooring, exterior light & hardwood door to reception hallway.

RECEPTION HALLWAY:

6' 2" x 9' 5" (1.88m x 2.87m - Narrowing to 4'0)
Coving to ceiling, radiator, laminated flooring, stairs to first floor landing and access to lounge-dining area.

LOUNGE:

13' 0" x 9' 8" (3.96m x 2.95m - Into Bay)
Feature fire mantle, leaded double glazed window to front aspect, radiator, laminated flooring, coving to ceiling, picture rail & folding double doors to dining area-family room.

DINING ROOM-FAMILY ROOM:

16' 10" x 9' 8" (5.13m x 2.95m)
Laminated flooring, coving to ceiling, radiator, under stair storage cupboard, folding double doors leading into the lounge & Georgian partly glazed doors leading into the extended kitchen-breakfast room.

KITCHEN-BREAKFAST ROOM:

Modern fitted kitchen (In Our opinion In Good Order) Comprising wall base units with display cabinets, one and a half bowl stainless steel sink unit with mixer taps, fitted dishwasher, fitted washing machine, built-in fitted gas hob with extractor fan, built-in fitted oven, granite style worktop surfaces, partly tiled walls, tiled flooring in gloss style, coving to ceiling, radiator, Upvc double glazed window to rear aspect & Upvc double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

Access to the loft area, coving to ceiling, double glazed window to side aspect, laminated flooring & doors to all bedrooms and bathroom.

BEDROOM ONE:

10' 10" x 13' 0" (3.30m x 3.96m - Into Bay)
Fitted wardrobes, radiator, laminated flooring, coving to ceiling, picture rail & leaded double glazed window to front aspect.

BEDROOM TWO:

12' 0" x 10' 5" (3.66m x 3.17m)
Laminated flooring, radiator, coving to ceiling, picture rail, laminated flooring & double glazed windows to rear aspect.

BEDROOM THREE:

10' 5" x 12' 0" (3.17m x 3.66m - Narrowing to 6'10)
Laminated flooring, radiator, coving to ceiling & leaded double glazed window to front aspect.

BATHROOM:

Comprising modern suite, panelled bath with mixer taps & shower attachments, pedestal wash basin with mixer taps, low flush wc, tiled walls, tiled flooring, chrome towel rail, extractor fan and double glazed window to rear aspect.

EXTERIOR:

FRONT:

Blocked paved with raised feature borders, side access leading to the rear gardens and off street parking.

REAR:

In Our Opinion Southernly & larger than average well maintained garden, mainly lawn area with flower borders & well stocked planting & shrubs, also

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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trees, patio area with brick built wall, exterior lighting, exterior tap, brick built shed with additional rear patio area & side pedestrian access.

ADDITIONAL NOTES:

In Our Opinion The property Offers An Excellent Opportunity to Purchase This Starter Family Home, having Further Scope In Extending Into The Loft Area (Subject to Planning & Building Regulations) In Creating Further Bedroom with En-Suite.

The Property In Our Opinion kept in Good Condition Order Throughout. Viewing Highly Recommended.

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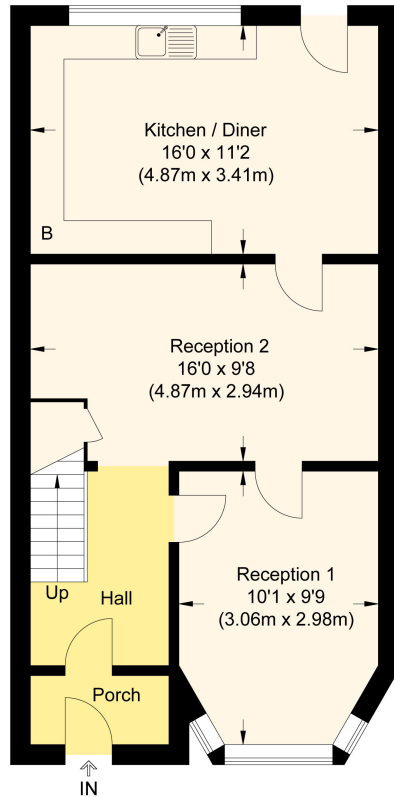
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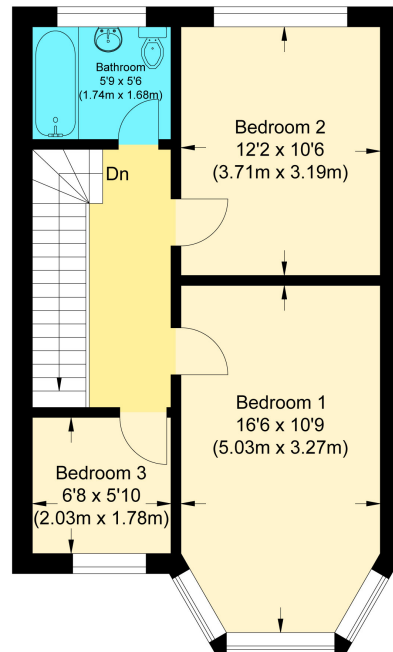
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Ground Floor



First Floor

Lansbury Road Enfield EN3 5NJ

Approximate Gross Internal Floor Area : 98.40 sq m / 1059.16 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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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