

CUNNINGHAM AVENUE, ENFIELD, MIDDLESEX EN3



BEAUTIFULLY PRESENTED..! THIS EXTENDED SEMI DETACHED FAMILY HOME Situated within This **POPULAR & SOUGHT AFTER TREE LINED RESIDENTIAL TURNING**, yet conveniently located to Local Shopping Facilities, **BUS ROUTES, LOCAL SCHOOLING, RAIL STATION LEADING into LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTION at TOTTENHAM HALE** for the Victoria Line. In Our Opinion having **FURTHER SCOPE (Subject To Planning-Building Regulations) In EXTENDING into the LOFT AREA** Creating Further Bedrooms with En-Suite. **VIEWING HIGHLY RECOMMENDED.**

The Property features, Larger than average Gardens, **GROUND FLOOR CLOAKROOM & FIRST FLOOR SHOWER ROOM**, Extended **FITTED KITCHEN-DINER**, Double Glazing, Gas Central Heating, Blocked Paved **OFF STREET PARKING, GARAGE & LANDSCAPED GARDENS.** In Our Opinion The Property has been Maintained in Excellent Order Throughout By The Current Owners. **VIEWINGS STRICTLY BY APPOINTMENT.** Contact Church's To Avoid Disappointment.

PRICE £500,000 FREEHOLD

PROPERTY DETAILS:**EXTRANCE PORCH:**

Via double upvc double glazed doors leading into the porch, tiled flooring & additional hardwood door leading to main reception hall.

RECEPTION HALL:

Laminated flooring, radiator, coving to ceiling, under stair storage cupboard, stairs to first floor landing, door leading to ground floor wc, lounge & kitchen-diner.

GROUND FLOOR CLOAKROOM-WC:

Comprising low flush wc, wash basin, tiled flooring, partly tiled walls & extractor fan.

LOUNGE:

24' 10" x 10' 10" (7.57m x 3.30m - Narrowing to 8'5)
Inclusive Bay to front aspect, double glazing, radiator, laminated flooring, wall light fittings, feature fire & double folding doors leading into the extended family kitchen.

KITCHEN-DINER:

14' 10" x 14' 0" (4.52m x 4.27m - Narrowing to 6'5 (L-Shaped)
In Our Opinion ideal family kitchen area which has been nicely fitted, comprising kitchen units to base & eye level with rolled edged worktop surfaces, fitted has hob with extractor hood, built-in double oven, stainless steel sink with mixer taps, feature display cabinets with feature lighting, plumbed for washing machine, radiator, tiled flooring, partly tiled walls upvc double glazed window to dual aspect & double doors leading into the rear patio & gardens. Also having gardens views from the kitchen-diner.

FIRST FLOOR LANDING:

Access to the loft, built-in cupboard housing gas boiler, upvc double glazed window to side aspect, doors leading to all bedrooms & shower room.

BEDROOM ONE:

14' 5" x 8' 10" (4.39m x 2.69m)
Measurement to floor to ceiling, fitted wardrobes, radiator & upvc double glazed window to front aspect.

BEDROOM TWO:

11' 4" x 10' 5" (3.45m x 3.17m)
Excluding fitted wardrobes radiator & upvc double glazed window to rear aspect.

BEDROOM THREE:

8' 10" x 5' 11" (2.69m x 1.80m)
Radiator & upvc double glazed window to dual aspect.

SHOWER ROOM:

(In Our Opinion This would originally been fitted with a bathroom). Comprising nicely fitted suite, low flush wc, wash hand basin with mixer taps with cupboard under, walk-in shower cubicle with mixer taps & fittings, tiled walls, tiled flooring, extractor fan, double glazed window to rear aspect & feature heated towel radiator.

EXTERIOR:**FRONT:**

Block paved offering off street parking, shared drive leading to garage & side pedestrian access to the rear gardens.

REAR:

In Our opinion nicely presented & larger than average gardens, patio area leading to the lawn area with flower-shrub borders, raised brick built wall, exterior tap, door leading to garage (Subject To Planning-Building Regulations) in constructing an additional workshop or home office-workplace office to the rear of the gardens.

GARAGE:

Power & lighting, access via shared driveway.

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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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ADDITIONAL NOTES:

In Our opinion The Property is in Excellent Order Throughout & Offers An Ideal Family Home with Further Scope Potential (Subject To Planning-Building Regulations) In Extending into the Loft by Creating Further Bedrooms or Master Bedroom with En-suite-Dressing Area. The Property has been Owned By The Present Family for Many Years & has been Maintained In Excellent Order Throughout. We Highly Recommend Early Viewings To Avoid Disappointment..!

ADDITIONAL INFORMATION:

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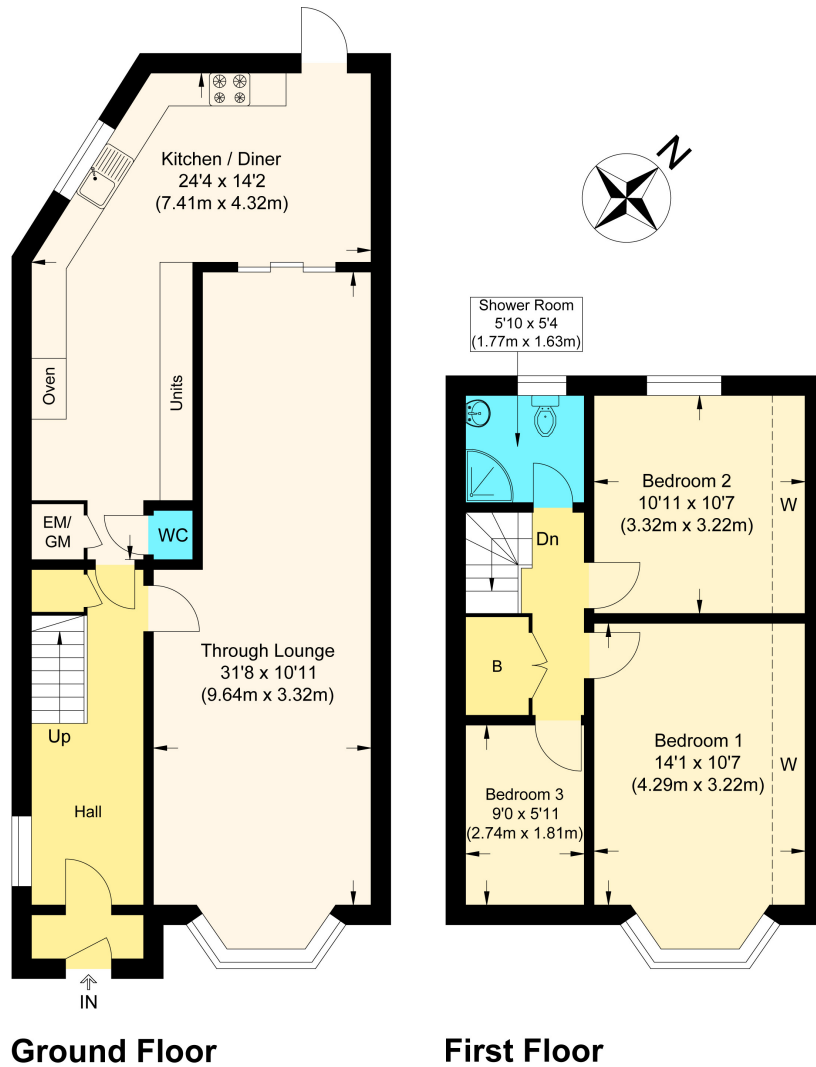
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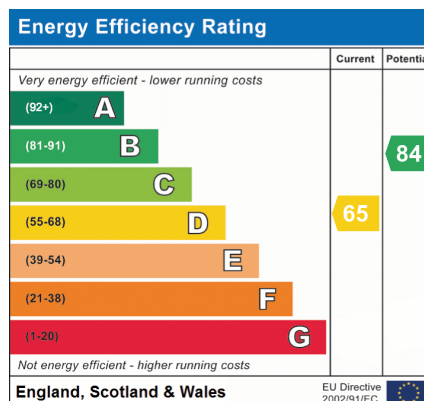
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Cunningham Avenue Enfield EN3 6LD

Approximate Gross Internal Floor Area : 105.50 sq m / 1135.59 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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