

REDLANDS ROAD, ENFIELD, MIDDLESEX EN3



IN OUR OPINION IDEAL FIRST PURCHASE OR PROPERTY INVESTMENT..! THIS NICELY PRESENTED TWO DOUBLE BEDROOM HOME. Featuring GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, FITTED KITCHEN UNITS, OFF STREET PARKING & Nicely Presented Larger Than Average Gardens. The Property also having Further Scope (Subject to Planning & Building Regulations) In Creating Further Bedrooms into Loft Area & Extending to the Ground Floor in Maximising the Living Accommodation. HIGHLY RECOMMENDED..!

The Property is Situated within This RESIDENTIAL Location with Access to LOCAL SCHOOLING, Open PARKLANDS, BUS ROUTES & CHOICE of Nearby RAIL STATIONS of TURKEY STREET & BRIMSDOWN STATIONS which both lead Into LONDON'S LIVERPOOL STREET STATION & Tube Connections Tottenham Hale & Seven Sisters STATIONS. In Our Opinion AN EXCELLENT CHOICE & PACKAGE.

PRICE: £385,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via Upvc double glazed door leading into the reception hall.

RECEPTION HALL:

Stairs to first floor landing, radiator, laminated flooring & door to lounge.

LOUNGE:

14' 9" x 10' 5" (4.50m x 3.17m)

Laminated flooring, TV point, high skirting boards, radiator, storage cupboards, wall light fittings, Upvc double glazed window to front aspect and access to kitchen.

KITCHEN:

11' 5" x 8' 10" (3.48m x 2.69m)

Fitted kitchen units to base & eye level with worktop surfaces, breakfast bar, display cabinets, fitted hob with stainless steel extractor hood, built-in oven, radiator, partly tiled walls, tiled flooring, sink unit with mixer taps, Upvc double glazed window to rear aspect and access leading into lobby.

LOBBY:

6' 0" x 2' 9" (1.83m x 0.84m)

Built-in cupboards housing gas boiler, door leading to wc bathroom and double glazed door leading to the rear gardens.

WC:

Comprising low flush wc tiled walls and Sky window.

BATHROOM:

Comprising of a Modern Suite, paneled bath with mixer taps & shower attachments, wash basin with mixer taps, tiled flooring, heated towel rail and Upvc double glazed window to side aspect.

FIRST FLOOR LANDING:

Access to loft area and doors leading to bedrooms.

BEDROOM ONE:

17' 0" x 14' 0" (5.18m x 4.27m - Narrowing to 5'5)

L-Shaped Room, Dual Upvc double glazed window to front aspect, radiator & built-in cupboard. In Our Opinion & Subject to Planning & Building Regulations by Creating a Stair Case or Creating a Dressing Room/WC/Shower Room.

BEDROOM TWO:

12' 5" x 9' 9" (3.78m x 2.97m)

excluding fitted wardrobes, radiator, laminated flooring and Upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Hard standing offering off street parking with side pedestrian access.

REAR:

Crazy paved, patio area with mature shrub borders, flower borders ad exterior tap.

ADDITIONAL INFORMATION:

The property in our opinion offers excellent value and is realistically priced which is an ideal

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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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investment. the property offers generous accommodation with further scope (subject to planning & Building regulations) in extending into the loft area and ground floor. The property is highly recommended to avoid disappointment.

Subject to Market Conditions Activity and The Local London Housing Allowance currently achieving in the region of £1550 to £1600.00 per calendar month to include the London Housing Allowance.

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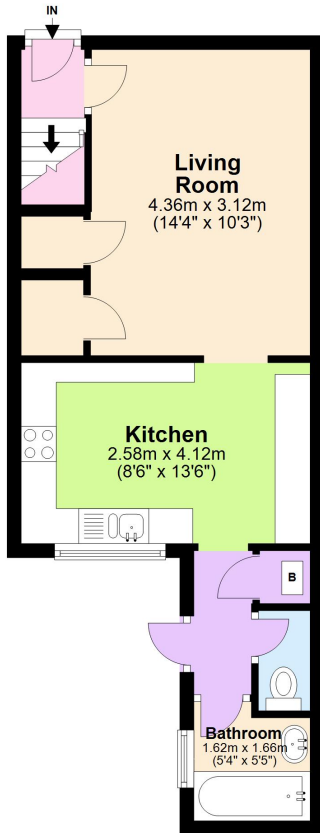
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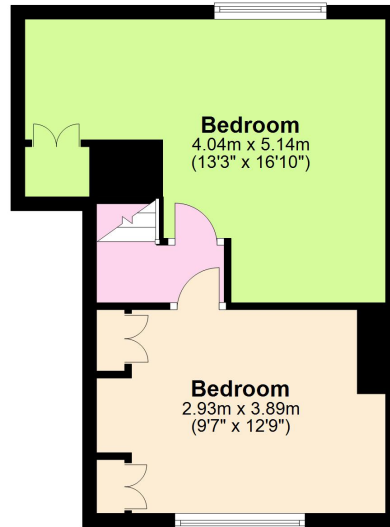
Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



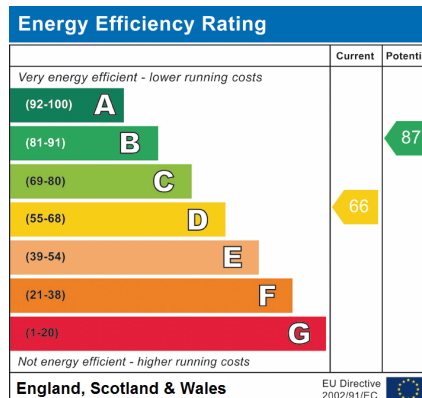
First Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



Total area: approx. 66.6 sq. metres (717.0 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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