

GREAT CAMBRIDGE ROAD, ENFIELD EN1



FOR SALE THIS REALISTICALLY PRICED THREE BEDROOM BAY FRONTED STYLE PROPERTY. Featuring FIRST FLOOR BATHROOM, UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING, OFF STREET PARKING & Access to the Rear to Garage Via Communal Gated Service Road. The Property is OFFERED CHAIN FREE, In Our Opinion OFFERING An EXCELLENT OPPORTUNITY..!

The Property Offers FURTHER SCOPE (Subject To Planning Permission & Regulations) by EXTENDING to the GROUND FLOOR & into the LOFT AREA in Creating a GENEROUS SIZED FAMILY HOME or Ideal Rental Opportunity IN OUR OPINION A WONDERFUL PACKAGE.

PRICE: £425,000 FREEHOLD

PROPERTY DETAILS:**ENTRANCE PORCH:**

Via upvc double glazed door.

RECEPTION HALLWAY:

Via upvc double glazed door to reception hallway, radiator, stairs to first floor landing, doors to lounge & kitchen.

LOUNGE-FAMILY ROOM:

27' 0" x 11' 0" (8.23m x 3.35m - Narrowing to 10'0 Into Bay)

York Stone style fire mantle with storage area, radiators, upvc double door leading to rear gardens and upvc double glazed bay window to front aspect.

KITCHEN:

9' 0" x 6' 5" (2.74m x 1.96m)

Newly fitted units with electric oven, gas hob, spot lighting, upvc double glazed window & door leading into the rear gardens.

FIRST FLOOR LANDING:

Access to the loft are & doors to all bedrooms and bathroom.

BEDROOM ONE:

14' 5" x 11' 0" (4.39m x 3.35m Into Bay)

Radiator and upvc double glazed bay window to front aspect.

BEDROOM TWO:

12' 0" x 10' 0" (3.66m x 3.05m-Narrowing to 8'5)

Built-in cupboards housing Combi gas boiler, radiator and upvc double glazed window to rear aspect.

BEDROOM THREE:

9' 0" x 6' 0" (2.74m x 1.83m)

Radiator and upvc double glazed window to front aspect.

BATHROOM:

Fitted suite to bath with mixer shower attachments, low flush wc, wash hand basin, partly tiled walls, heated towel rail and upvc double glazed window to rear aspect.

EXTERIOR:**FRONT:**

Offering parking for vehicles.

REAR:

In need of cultivation with garage (in need of updating) access via gated communal rear service road.

ADDITIONAL ESTATE AGENTS NOTES:

The Property In Our Opinion is An Ideal Family Purchase, having Further Scope (Subject To Planning Permissions) in Creating to Loft Area & Ground Floor or Property Investment to add to Portfolio or First Time Landlord. Also The Property In Our Opinion is An Ideal Property Rental subject to Activity Levels & Demands the Achievable Rental to be in The Region Of £1,900.00 - £2,000.00 Per Calendar Month.

Please Note: The Property is being Marketed with a Guide Price - Offers In Excess Of £425,00.00.

ADDITIONAL NOTES:

Please Note :

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

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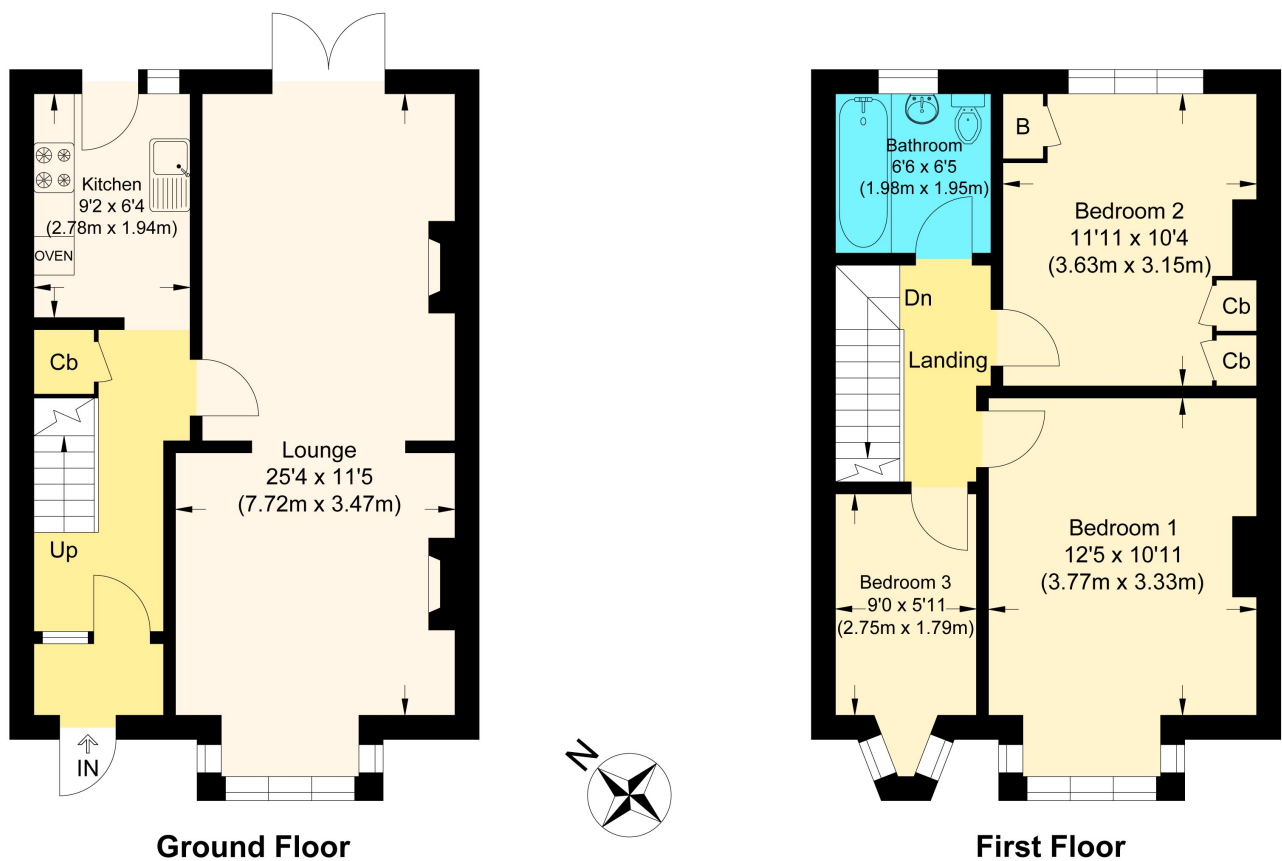
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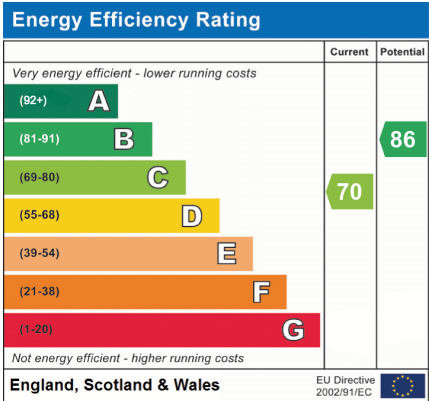
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Approximate Gross Internal Floor Area : 83.34 sq m / 897.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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