

KEMPE ROAD, ENFIELD EN1



ATTENTION ALL PURCHASERS..! THIS SUPERBLY MAINTAINED FAMILY HOME. Featuring Partly Brick Built CONSERVATORY, HIGH SPECIFICATION FITTED KITCHEN-DINER, UTILITY & CLOAKROOM-WC, BAR-OUTBUILDING, LANDSCAPED GARDEN & OFF STREET PARKING for Vehicles. In Our Opinion This is A WONDERFULLY MAINTAINED HOME & High SPECIFICATION THROUGHOUT. HIGHLY RECOMMENDED VIEWING TO AVOID DISAPPOINTMENT.

The Property is SITUATED WITHIN THIS RESIDENTIAL TURNING, having access to Local Amenities additional Amenities to a Varsity Retailers on The HERTFORD ROAD. BUS ROUTES, LOCAL SCHOOLING FOR ALL AGES & RAIL STATION to SEVEN SISTERS for TUBE CONNECTION, Also LEADING Into LONDON'S LIVERPOOL STREET STATION.

Additional Benefits, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, FIRST FLOOR FITTED BATHROOM SUITE, Wood Cottage Style Doors, FITTED GLOSS KITCHEN WITH FITTED NAMED APPLIANCES. EXCELLENT OPPORTUNITY, A REAL MUST VIEW..!

OFFERS IN EXCESS OF: £500,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via composite style double glazed stained glass door leading into reception hallway.

RECEPTION HALLWAY:

10' 5" x 4' 5" (3.17m x 1.35m)

Laminated flooring, radiator, coving to ceiling spot lighting, stairs to first floor landing, doors to lounge & kitchen-diner.

LOUNGE:

13' 7" x 13' 7" (4.14m x 4.14m)

Upvc double glazed bay window to front aspect, coal effect gas fire, coving to ceiling, laminated flooring, feature stone style fire mantle & built-in shelving.

KITCHEN-DINER:

13' 7" x 10' 0" (4.14m x 3.05m)

In Our Opinion A Superbly fitted soft close modern Gloss units to base & eye level with worktop surfaces, inserted stainless steel sink unit with mixer tap, fitted Bosch double oven, AEA fitted hob with fitted extractor fan above, marble window sills, additional built-in cupboards housing meters, dual Upvc double glazed windows to rear aspect, tiled flooring, partly tiled wall, feature radiator & double glazed door leading into the Conservatory-Family Room.

CONSERVATORY-FAMILY ROOM:

14' 9" x 10' 8" (4.50m x 3.25m)

Partly Brick Built combing Upvc double glazed windows & double doors leading into the rear garden, radiator, tiled flooring, double glazed door allowing access to side pedestrian access & doors allowing access to utility cupboard & ground floor cloakroom.

CLOAKROOM:

Nicely fitted, comprising low flush wc, wash hand basin, partly tiled walls, tiled flooring, spot lighting & Upvc double glazed window to rear aspect.

UTILITY CUPBOARD:

Plumbed for washing machine & additional appliance of tumble dryer.

FIRST FLOOR LANDING:

2' 10" x 12' 5" (0.86m x 3.78m)

L-Shaped landing, built-in cupboards, access to the loft area, doors to all bedrooms & bathroom, radiator & feature Upvc double glazed stained window to rear aspect.

BEDROOM ONE:

13' 6" x 11' 8" (4.11m x 3.56m)

Radiator, laminated flooring, coving to ceiling & Upvc double glazed window to front aspect.

BEDROOM TWO:

11' 6" x 11' 2" (3.51m x 3.40m)

Laminated flooring, radiator, coving to ceiling & Upvc double glazed window to front aspect.

BEDROOM THREE:

L-Shaped room, built-in cupboard, radiator, laminated flooring, coving to ceiling & Upvc double glazed window to rear aspect.

BATHROOM:

7' 7" x 5' 11" (2.31m x 1.80m)

In Our Opinion Nicely fitted suite comprising tiled panelled bath with mixer taps & shower attachments & fittings, wash hand basin with mixer taps, combing fitted storage units to low flush wc, tiled flooring, tiled walls, extractor fan, heated towel rail & dual Upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Block paved allowing off street parking for vehicles, along with side gated pedestrian leading to the rear.

REAR:

Nicely presented landscaped garden, comprising paved patio areas to garden with artificial grass, raised sleeper borders, exterior tap, exterior lighting & access to the Bar-Outbuilding-Bar.

BAR-OUTBUILDING:

20' 10" x 11' 3" (6.35m x 3.43m)

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

KEMPE ROAD, ENFIELD, EN1

In Our Opinion, can be used as Work Room-Family-Gym Area, power lighting, bar area & stone style paved flooring.

ADDITIONAL NOTES:

In Our Opinion The Property is Presented & Maintained In Excellent Order Throughout By The Present Owners, along with the updating of Kitchen & Bathroom Suite to an Excellent Standard & Specification. The Colour Scheme is Mutual Throughout, Offering a Fresh & Airy to the Family Home.

Located having access to a number of Schools For All Ages, Parklands of Forty Hall, Capel Manor & Road Access to Enfield Town & Waltham Cross. We really do Recommend Viewing To Avoid Disappointment An Excellent Opportunity..!

ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

Please note all administrations to sale or purchase

proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's**

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

KEMPE ROAD, ENFIELD, EN1

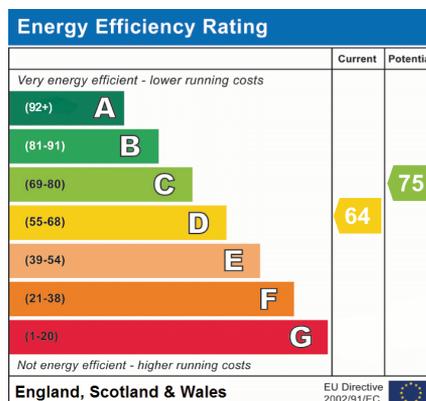


Kempe Road, EN1 4QW

Approximate Gross Internal Floor Area : 109.0 sq m / 1173.26 sq ft
(Excluding Outbuilding Area)

Outbuilding Area : 21.70 sq m / 233.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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