

SHAW ROAD, ENFIELD EN3



As Vendors Sole Agents**THIS NICELY PRESENTED THREE BEDROOM 1930's FAMILY HOME** Having Further Scope (Subject To Planning & Building Regulations) ** Further EXTENDING the GROUND FLOOR & EXTENDING Into The LOFT AREA** By Creating a Further Bedroom with En-SUITE **Featuring DOUBLE GLAZING, GAS CENTRAL HEATING** OFF STREET PARKING & **NICELY PRESENTED FITTED KITCHEN-DINER** In Our Opinion **An IDEAL FIRST TIME FAMILY HOME or FIRST TIME BUY or PROPERTY INVESTMENT** Viewing Highly Recommended.

The Property is **Situated within This RESIDENTIAL TURNING** Access to LOCAL AMENITIES including to the Vibrant Shopping Parades Located to the HERTFORD ROAD with its many Independent Retailers, COFFEE BARS, SUPER MARKETS & CHEMIST.

In Our Opinion **An EXCELLENT OPPORTUNITY For A FAMILY HOME or INVESTMENT** & **Access to RAIL STATION LEADING to TOTTENHAM HALE STATION** & **TUBE CONNECTIONS** & **Access Into LONDON'S LIVERPOOL STREET STATION** To Avoid Disappointment Contact Our Enfield Office..!

OFFICE IN EXCESS OF: £425,000

PROPERTY DETAILS:**ENTRANCE:**

Via Upvc partly double glazed door leading into the hallway.

RECEPTION HLLWAY:

Radiator, laminated flooring, stairs to first floor landing & door to lounge.

LOUNGE:

13' 0" x 10' 11" (3.96m x 3.33m)
Double glazed window to front aspect, laminated flooring, radiator, TV point and coving to ceiling.

KITCHEN-DINER:

15' 9" x 10' 6" (4.80m x 3.20m)
In Our Opinion, Nicely fitted kitchen units in Gloss White with fitted hob with extractor fan, built-in double oven, fitted washing machine, built-in dishwasher, fitted fridge freezer, drainer sink unit with mixer taps, radiator, laminated flooring, Upvc double glazed window to rear aspect & double glazed door leading onto the rear garden.

FIRST FLOOR LANDING:

Access to loft area & doors to all bedrooms and bathroom.

BEDROOM ONE:

11' 0" x 9' 7" (3.35m x 2.92m)
(Excluding fitted wardrobes) - Radiator, Upvc double glazed window to front aspect.

BEDROOM TWO:

10' 0" x 9' 7" (3.05m x 2.92m)
Laminated flooring, radiator & Upvc double glazed window to rear aspect.

BEDROOM THREE:

7' 9" x 5' 11" (2.36m x 1.80m)

Radiator & Upvc double glazed window to front aspect.

BATHROOM:

7' 1" x 5' 11" (2.16m x 1.80m)
Located to the first floor landing, comprising of wash hand basin, panelled bath with mixer taps & shower attachments, low flush wc, radiator spots lighting & frosted Upvc double glazed window to rear aspect.

EXTERIOR:**FRONT:**

Offering off street parking for vehicles.

REAR:

Patio area with lawn area leading to the shed.

ADDITIONAL NOTES:

In Our Opinion, The Property is An Ideal Bu For Family & Growing Families (Subject To Planning Permission & Building Regulations) In Extending to the Ground Floor Rear, Creating a Generous Family Kitchen-Diner and into the Loft Area-Space for Additional bedroom with En-suite.

The Property can also Offer An Opportunity In Our Opinion for a Rental Investment for First Time Landlords or Additional property to an existing portfolio. The Achievable Rental income Subject To Market Activities & Subject to the London Housing Allowances-Universal Credit Allowances To be In The Region Of £1,900.00 - £2,100.00 per calendar month. Gross Estimated Yearly £22,800.00 - £25,200.00.

ADDITIONAL INFORMATION:

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

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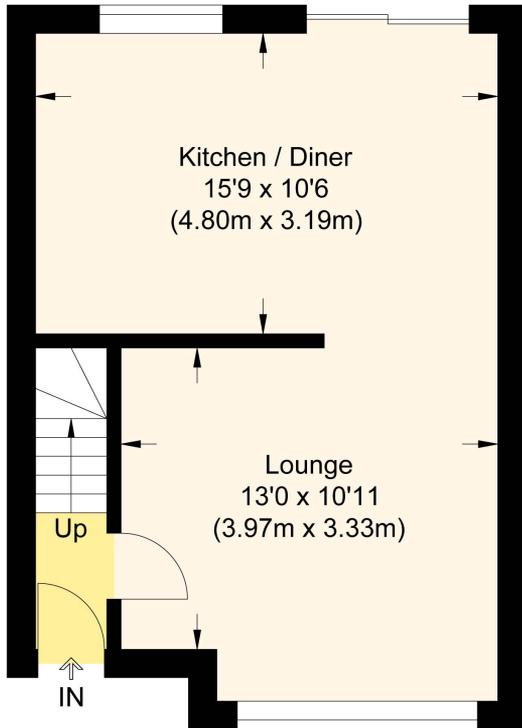
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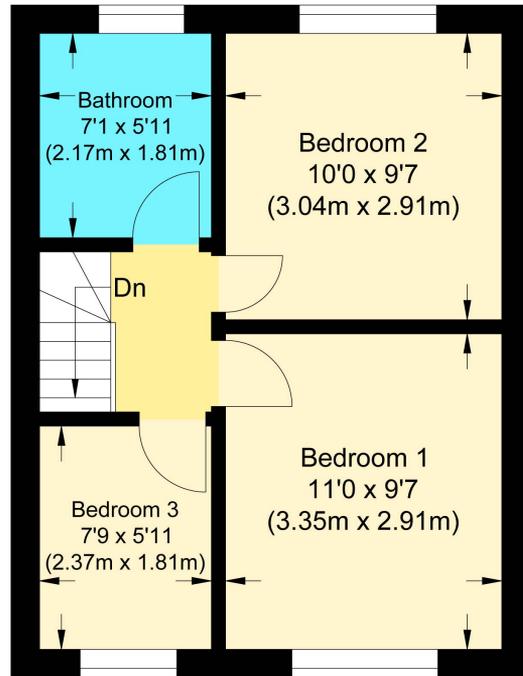
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Ground Floor



First Floor



Shaw Road, Enfield, EN3 5NE

Approximate Gross Internal Floor Area : 65.30 sq m / 702.88 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		
(69-80)	C		81
(55-68)	D	72	
(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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