

ALBANY PARK AVENUE, ENFIELD EN3



Realistically Priced THIS FIVE BEDROOM DOUBLE FRONTED EXTENDED FAMILY HOME, Featuring FITTED KITCHEN-BREAKFAST ROOM, RECEPTION, FITTED BATHROOM SUITE, DOUBLE GLAZING, GAS CENTRAL HEATING, GARAGE VIA GATED ACCESS with CARPORT. The Property is Located to LOCAL AMENITIES, SCHOOLING For All Ages, LOCAL TRANSPORT LINKS of BUS ROUTES & A Choice of RAIL STATIONS of TURKEY STREET & BRIMSDOWN RAIL STATIONS LEADING INTO London's Liverpool Street Station with Tube Connections at TOTTENHAM HALE & SEVEN SISTERS Stations.

The Property In Our Opinion Offers Excellent Scope in Extending Further to the Accommodation (Subject to Planning & Building Approvals) by Further Extending to the GROUND FLOOR & into the LOFT AREA which in our opinion is an Excellent Opportunity & Potential For (HMO) House of Multiple Occupancy or Growing Families. VIEWING HIGHLY RECOMMENDED..!

In Our Opinion Offering An Excellent Package & Opportunity..!

PRICE: £585,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Feature wooden paneled door with stainless glass leading to:

RECEPTION HALL:

Tiled flooring, radiator, stairs to first floor and access to lounge-dining area and kitchen-breakfast room.

LOUNE-DINING AREA:

20' 10" x 14' 0" (6.35m x 4.27m - Narrowing to 13'0)
TV point, radiator, Upvc double glazed doors to the rear gardens and Upvc double glazed window to rear aspect.

KITCHEN-BREAKFAST ROOM:

20' 10" x 8' 0" (6.35m x 2.44m)
Fitted kitchen units, display cabinets, cooker point, worktop surfaces, one and a half bowl stainless steel sink unit with mixer taps, tiled flooring, plumbed for washing machine & dishwasher, dual aspect Upvc double glazed windows to aspect.

FIRST FLOOR LANDING:

Doors leading to all bedrooms and family bathroom.

BEDROOM ONE:

12' 5" x 10' 8" (3.78m x 3.25m)
Radiator & Upvc double glazed window to front aspect.

BEDROOM TWO:

10' 0" x 10' 0" (3.05m x 3.05m)
Radiator and Upvc double glazed window to front aspect.

BEDROOM THREE:

13' 0" x 8' 0" (3.96m x 2.44m)
Upvc double glazed window to rear aspect and radiator.

BEDROOM FOUR:

09' 0" x 8' 0" (2.74m x 2.44m - Narrowing to 4'9)
L-Shaped room, radiator and Upvc double glazed window

to rear aspect.

BEDROOM FIVE:

6' 5" x 5' 10" (1.96m x 1.78m - Excluding Recess)
Radiator and Upvc double glazed window to front aspect.

FAMILY BATHROOM:

Fitted suite comprising of pedestal wash basin, low flush wc, paneled bath with mixer taps & shower attachments, partly tiled walls, tiled flooring, spot lighting, radiator and Upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Block style paving offering parking for a number of vehicle's.

REAR:

Patio are leading onto the lawn area with flower/shrub borders, exterior tap, exterior lighting and access to the garage.

GARAGE:

20' 0" x 12' 0" (6.10m x 3.66m)
Via gated access to the rear with additional carport parking.

ADDITIONAL NOTES:

The Property Offers Further Scope for Extending (Subject to Planning & Building Regulations) In Creating the Accommodation in making a Generous Sized Family Home for Multiple Family Living or Indeed Property Investment for Multiple Occupancy (To Current Regulations Approval) In Our Opinion Excellent Opportunity..!

The Property Located to Local Red Bus Routes, Rail Stations of Enfield Lock & Turkey Street with Multiple Retailers of Supermarkets, Coffee bars, Chemists, Library & Road Routes to Enfield Town, Edmonton and Waltham Cross.

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

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The property is currently within tenancy and the achieving rental per calendar month £2500.00 inclusive of the London Housing Allowance Universal Credit.

Please note the property is being Marketed with a Guide Price £585,000.00.

ADDITIONAL INFORMATION:

Please Note :

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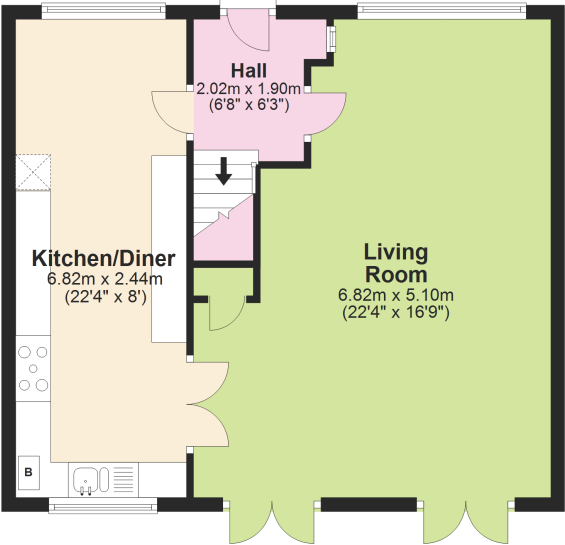
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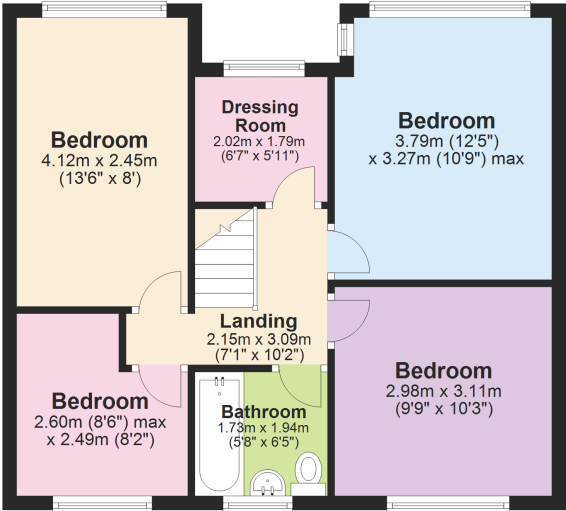
Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



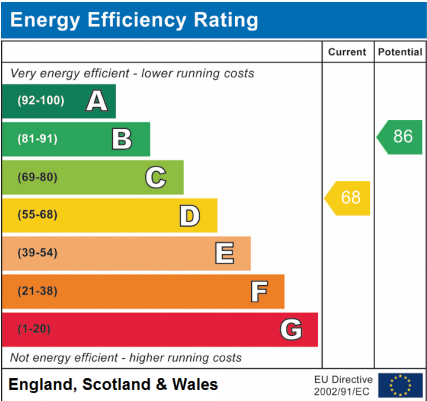
First Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 102.4 sq. metres (1101.7 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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