

PLATTS ROAD, ENFIELD EN3



BEAUTIFULLY PRESENTED..! THIS EXTENDED THREE DOUBLE BEDROOMED TUNNEL LINKED FAMILY HOME, Featuring MODERN FITTED KITCHEN & BATHROOM, WOODEN FLOORING, WORKSHOP-WORKROOM to the REAR & OFF STREET PARKING. In Our Opinion The Property is PRESENTED & MAINTAINED To An EXCELLENT STANDARD THROUGHOUT with FURTHER SCOPE (Subject To Planning & Building Permission) by Extending into the Loft Area by CREATING MASTER BEDROOM WITH EN-SUITE. HIGHLY RECOMMENDED..!

The Property is within This POPULAR RESIDENTIAL TURNING, OVER LOOKING THE GREEN, Yet Conveniently Located to Local Amenities with its variety of Independent Retailers, Local Schooling, Bus Routes & Rail Link (Brimsdown Station) LEADING TO TOTTENHAM HALE, LONDON LIVERPOOL STREET STATION with TUBE CONNECTIONS. EXCELLENT PACKAGE..!

GUIDE PRICE: £490,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via upvc double glazed, door leading to the reception hallway.

RECEPTION HALLWAY:

10' 0" x 5' 5" (3.05m x 1.65m- Narrowing to 2'10)
L-Shaped - Wooden flooring, radiator, high skirting boards, stairs to first floor landing & door leading into the lounge.

LOUNGE AREA:

13' 5" x 9' 10" (4.09m x 3.00m)
Wooden flooring, TV point, radiator, wall light fittings, Georgian upvc double glazed window to front aspect, dado rail & open access to dining-family area.

FAMILY DINING AREA:

15' 5" x 9' 10" (4.70m x 3.00m)
Fitted cupboards-storage units with display cabinets, wooden flooring, radiator, dado rail & open access leading into the extended kitchen.

KITCHEN:

12' 5" x 10' 0" (3.78m x 3.05m)
Extended kitchen with modern Shaker Style fitted units to base & eye level with display cabinets, worktop surfaces, built-in gas hob with stainless steel extractor hood, stainless steel double oven, one and a half bowl stainless steel sink unit with mixer taps, plumbed for washing machine, tiled flooring, partly tiled wall, spot lighting, upvc double glazed window to rear aspect & upvc double glazed doors leading into the rear gardens.

FIRST FLOOR LANDING:

Access to the loft area, doors leading to all bedrooms & family bathroom.

BEDROOM ONE:

11' 5" x 9' 10" (3.48m x 3.00m)
Radiator, laminated flooring & Georgian upvc double

glazed window to front aspect.

BEDROOM TWO:

10' 5" x 9' 5" (3.17m x 2.87m)
Laminated flooring, radiator & Georgian upvc double glazed window to rear aspect.

BEDROOM THREE:

10' 0" x 9' 0" (3.05m x 2.74m - Narrowing to 7'5)
(In Our Opinion, A good sized double bedroom), laminated flooring, radiator & Georgian upvc double glazed window to front aspect.

FAMILY BATHROOM:

Modern fitting suite, comprising low flush wc, wash hand basin with cupboards under, panelled bath with mixer taps & additional shower attachments, tiled walls, spot lighting, heated chrome towel rail & Georgian upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Off street parking for vehicle's with side pedestrian tunnel access leading to the rear gardens.

REAR:

Southernly gardens, hard standing patio area, tunnel communal access leading to the front gardens & workshop-workroom.

WORKSHOP-WORKROOM:

12' 0" x 10' 0" (3.66m x 3.05m)
Lighting & upvc windows.

ADDITIONAL ESTATE-AGENT NOTES:

The Property In Our Opinion is A Excellent Buy for Families & wishing to Extend in the future, into the Loft Area (Subject to Planning Permissions) in Creating Additional Bedroom with En-suite-Dressing Area.

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 rely 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 In Our Opinion would suite Families with Future Plans to Extended Subject To Planning Permissions in Creating An Sizeable Family Home. Close to Amenities within This Popular Residential Turning.

Please Note: The Property is Being Marketed with Offers in Excess of £490,000.00 and a Guide Price of £490,000.00 - £510,000.00.

ADDITIONAL NOTES:

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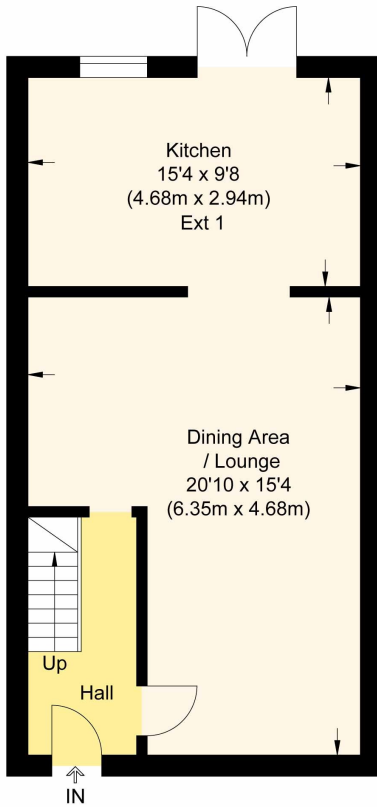
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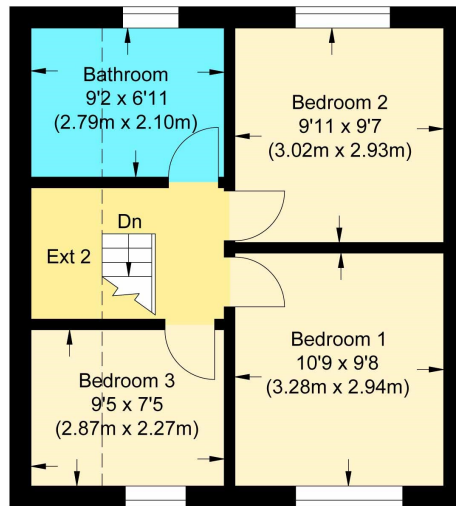
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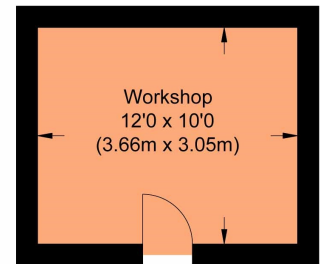
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Ground Floor



First Floor



Platts Road, Enfield, EN3 5NA

Approximate Gross Internal Area : 81.70 sq m / 879.41 sq ft (Excluding Workshop)

Workshop Area : 11.20 sq m / 120.55 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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