

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 15' 5" (3.96m x 4.70m)

Double glazed window to front aspect, laminated flooring, radiator, TV point and coving to ceiling.

KITCHEN-DINER:

0m x 0m (0' 0" x 0' 0") 14' 5" x 9' 10" (4.39m x 3.00m)

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' 5" x 8' 5" (3.48m x 2.57m)

(Excluding fitted wardrobes) - Radiator, Upvc double glazed window to front aspect.

BEDROOM TWO:

10' 0" x 9' 5" (3.05m x 2.87m)

Laminated flooring, radiator & Upvc double glazed window to rear aspect.

BEDROOM THREE:

7' 8" x 5' 10" (2.34m x 1.78m)

Radiator & Upvc double glazed window to front aspect.

BATHROOM:

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:**Please Note :**

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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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