

DURANTS PARK AVENUE, ENFIELD EN3



STUNNING..! HAVING Been COMPLETELY REFURBISHED Internally & Externally TO AN EXCELLENT SPECIFICATION & HIGH STANDARD Throughout. Featuring MODERN FITTED Kitchen with FITTED APPLIANCES. KITCHEN-DINER & FAMILY ROOM, RECEPTION ROOM, SPACIOUS FIRST FLOOR with THREE BEDROOMS & MODERN FITTED CLOAKROOM-TOILET & FIRST FLOOR Fitted Modern BATHROOM with P-SHAPED SUITE & Marble Effect Tiling. Also LAMINATED FLOORING Throughout, GAS CENTRAL HEATING & UPVC DOUBLE WINDOWS & DOORS THROUGHOUT. THIS ONE IS NOT TO BE MISSED..!

The Property is Situated with the POPULAR RESIDENTIAL TURNING having within Access to Local Amenities including the Vibrant HERTFORD ROAD Shopping Parade with its Multiple RETAILERS, SUPERMARKETS, CHEMISTS, RESTAURANTS & SOUTHBURY ROAD BUS TERMINAL. Local Schooling For All Ages. Also Having a choice of RAIL STATIONS of SOUTHBURY ROAD & PONDER'S END Stations LEADING INTO THE CITY OF LONDON with TUBE CONNECTIONS. CHAIN FREE. HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT..!

OFFERS IN EXCESS OF £500,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION HALL:

16' 0" x 4' 3" (4.88m x 1.30m - Narrowing to 3'5)
Laminated flooring, radiator, high skirting boards, stairs to first floor landing & doors leading to ground floor cloakroom-toilet, kitchen family room and reception-lounge.

GROUND FLOOR CLOAKROOM WC:

Modern fitted suite comprising low flush wc, wash hand basin with mixer taps, partly tiled walls, tiled flooring, heated towel rail, shaver point and extractor fan.

LOUNGE-RECEPTION:

13' 5" x 12' 4" (4.09m x 3.76m Into Bay)
Laminated flooring, radiator, TV point, high skirting boards and bay fronted Upvc double glazed window to front aspect.

KITCHEN:

13' 5" x 11' 5" (4.09m x 3.48m)
Modern fitted kitchen units with Quartz style worktop surfaces, fitted appliances to include built-in double oven, electric hob with stainless steel extractor fan above, built-in fitted washing machine-dishwasher, fridge freezer, high skirting boards, laminated flooring, spot lighting to ceiling & Upvc double glazed double doors leading into the rear gardens with open access leading to.

FAMILY ROOM-AREA:

12' 5" x 11' 0" (3.78m x 3.35m)
TV point, high skirting boards, laminated flooring, radiator & built-in walk-in cupboard.

FIRST FLOOR LANDING:

L-Shaped landing, access to loft area, built-in cupboard, laminated flooring, radiator, doors to all bedrooms and family bathroom.

BEDROOM ONE:

16' 0" x 13' 0" (4.88m x 3.96m - Narrowing to 9'5 Into Bay)

L-Shaped (in our opinion, scope to split into two rooms or walk-in wardrobes area) laminated flooring, high skirting boards, radiator, Upvc Bay double glazed window to front aspect, additional Upvc double glazed window to front aspect and TV point.

BEDROOM TWO:

11' 8" x 9' 5" (3.56m x 2.87m - Narrowing to 8'5)
Laminated flooring, radiator, TV point and Upvc double glazed window to rear aspect.

BEDROOM THREE:

8' 5" x 7' 2" (2.57m x 2.18m)
TV point, laminated flooring, radiator and Upvc double glazed window to rear aspect.

FAMILY BATHROOM:

Comprising modern fitted suite (in our option to an excellent specification & standard, P-Shaped paneled bath with mixer taps & shower attachments with shower-screen, wash basin with mixer taps & cupboard under, heated towel rail, shaver point, marble effect tiled walls, tiled flooring and spot lighting.

EXTERIOR:

FRONT:

Blocked paved to front in grey blocks with

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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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pedestrian access leading to the rear gardens and exterior lighting.

REAR:

Paved patio area leading onto flower area-lawn, exterior tap, exterior lighting and power point.

ADDITIONAL NOTES:

The Property Internally & Externally has been completely Refurbished & Renovated to an (in our opinion) Excellent Standard & Specification. Also having the Scope to be Extended into the Loft Rear, In Creating Further Accommodation (Subject to Building Regulation & Planning Approval). The main bedroom having the option to be split into two rooms or walk-in wardrobes area. The Property is One Not To be Missed & Recommend Early Viewings To Avoid Disappointment..!

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EPC and Floor Plan has been instructed.

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