

MALVERN ROAD, ENFIELD EN3



FOR SALE THIS THREE BEDROOM TRADITIONAL SEMI DETACHED PROPERTY IN NEED OF SOME UPDATING, Featuring DOUBLE GLAZING, GAS CENTRAL HEATING, CONSERVATORY, having Further Scope (Subject To Planning & Building Regulations) in Extending to the Ground Floor Creating Kitchen-Family Room & Ground Floor Shower Room & Extending into the LOFT AREA adding Further BEDROOM. In Our Opinion An IDEAL PURCHASE For GROWING FAMILIES or PROPERTY INVESTMENT.

The Property is Located within THIS RESIDENTIAL TURNING having access to LOCAL AMENITIES, RAIL STATION LEADING to TOTTENHAM HALE, TUBE STATION CONNECTION to VICTORIA LINE & into LONDON LIVERPOOL STREET STATION. CHAIN FREE..!

PRICE: £415,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via upvc double glazed door leading into the reception hallway.

RECEPTION HALLWAY:

12' 0" x 5' 10" (3.66m x 1.78m - Narrowing to 3'0)
Radiator, stairs to first floor landing and access to the lounge-dining area.

LOUNGE-DINING AREA:

27' 0" x 10' 4" (8.23m x 3.15m) 27' 0" x 10' 4" (8.23m x 3.15m Into Bay)
Double glazed window to front aspect, radiator. open access to kitchen area & sliding double glazed doors into conservatory-lean to.

KITCHEN:

8' 0" x 5' 5" (2.44m x 1.65m)
Ramage of units to base & eye level, cooking points, partly tiled walls, and double glazed window to rear aspect.

CONVERSATORY-LEAN TO:

17' 0" x 8' 0" (5.18m x 2.44m)
Radiator, side door, upvc double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

Double glazed window to side aspect, access to loft area, doors to bedrooms and shower room.

BEDROOM ONE:

12' 5" x 10' 5" (3.78m x 3.17m)
Radiator and double glazed window to front aspect.

BEDROOM TWO:

12' 5" x 8' 5" (3.78m x 2.57m)
To fitted wardrobes, radiator and double glazed window to rear aspect.

BEDROOM THREE:

8' 0" x 5' 10" (2.44m x 1.78m)
Radiator and double glazed window to front aspect.

SHOWER ROOM:

Glass screen shower cubicle, floating wash basin, low flush wc, tiled walls, heated towel rail and double glazed window to rear aspect.

EXTERIOR:

FRONT:

Hard standing wall and side pedestrian access.

REAR:

In need of some cultivation, mature shrubs and side gated pedestrian access.

ADDITIONAL INFORMATION:

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

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including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

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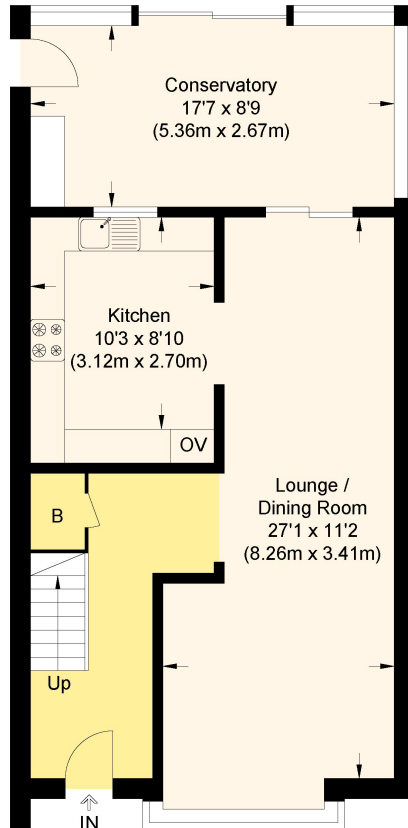
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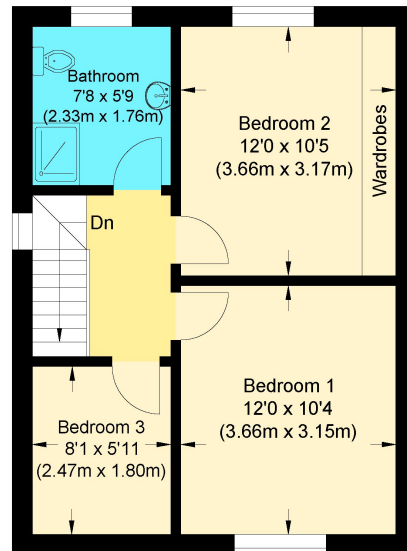
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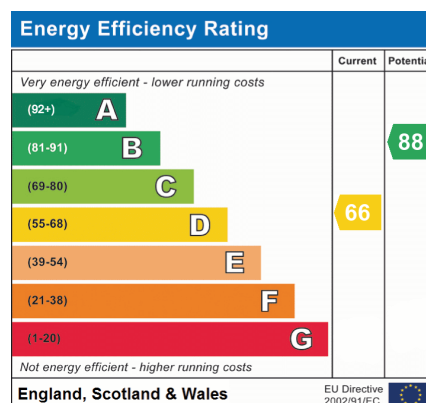
Ground Floor



First Floor

Malvern Road, Enfield, EN3 6DD

Approximate Gross Internal Floor Area : 100.50 sq m / 1081.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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