

LIMES ROAD, CHESHUNT EN8



NEW TO THE MARKET THIS SEMI DETACHED & GENEROUS SIZED TWO DOUBLE BEDROOMED FAMILY HOME. Recently REFURBISHED THROUGHOUT, Modern FITTED KITCHEN, FITTED Bathroom, NEWLY CARPETED, GENEROUS GARDENS, GAS CENTRAL HEATING & OFF STREET PARKING.

In Our Opinion having FURTHER SCOPE (Subject to Planning & Building Regulations) by Extending The REAR GROUND FLOOR & EXTENDING into the LOFT AREA In Creating Further FAMILY ACCOMMODATION THROUGHOUT. MUST VIEW TO AVOID DISAPPOINTMENT..!

The Property SITUATED within This POPULAR RESIDENTIAL TURNING, Yet Conveniently Located to LOCAL AMENITIES, LOCAL SCHOOLING & Set Between the POPULAR TOWN CENTRES of CHESHUNT OLD POND, WALTHAM CROSS-THEOBALDS with a choice of RAIL STATIONS LEADING Into THE CITY of LONDON with TUBE CONNECTIONS at TOTTENHAM HALE - SEVEN SISTERS.

In Our Opinion EXCELLENT OPPORTUNITY FOR FIRST TIME PURCHASERS & OFFERED CHAIN FREE - VACANT..!

OFFERS IN EXCESS OF £400,000 FREEHOLD

PROPERTY DETAILS:

STORM PORCH:

Upvc double glazed door with Upvc panel leading into the porch lino flooring with hard wood door leading into the reception hall.

RECEPTION HALL:

11' 0" x 5' 10" (3.35m x 1.78m - Narrowing to 2'9)

stairs leading to the first floor landing, radiator, under stairs storage units, built-in cupboard, doors leading to kitchen & lounge.

LOUNGE:

21' 5" x 10' 10" (6.53m x 3.30m- Narrowing to 8'5)

Dual aspect & airy room, L-shaped, radiator, TV point, window to front aspect and double door leading onto the rear patio & gardens.

KITCHEN:

10' 0" x 8' 0" (3.05m x 2.44m)

New Modern Kitchen in Grey Shaker Style, fitted units to base & eye level with worktop surfaces, 4 ring Gas Hob in stainless steel with partly glass & stainless steel extractor fan hood, stainless steel glass oven, single bowl sink unit with mixer taps, recess for fridge freezer & washing machine with window-door leading into the rear gardens & wall mounted Worcester Boiler with fitted unit. In our opinion nicely fitted kitchen.

FIRST FLOOR LANDING:

L-Shaped landing, doors leading to both bedrooms, bathroom & access to the loft area.

BEDROOM ONE:

13' 10" x 8' 10" (4.22m x 2.69m)

Double bedroom, built-in cupboard, radiator & window to front aspect.

BEDROOM TWO:

10' 0" x 8' 5" (3.05m x 2.57m)

Excluding recess, double bedroom, built-in dual cupboards housing immersion tank, radiator & window to rear aspect.

BATHROOM:

Fitted bathroom suite in White comprising low flush wc, pedestal wash basin, paneled bath with mixer taps with additional separate shower head with screen, partly tiled walls & window to rear aspect.

EXTERIOR:

FRONT:

Block paved offering parking for vehicle with gated side access which leads into the rear gardens.

REAR:

In our opinion generous sized gardens offering scope, paved patio area, exterior tap, side access leading to the front, brick built sheds offering storage & exterior point.

ADDITIONAL NOTES:

The Property is also located within reach of the popular Brookfield Farm Shopping Complex with its multiple High Street Retailers, Gym, Supermarkets, also having access to popular Local Schooling of Holy Trinity Primary School, St Joseph's Primary School, as well as popular nearby Parks including The Lee Valley Regional Park with its Cycle Routes & Family Walks.

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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In Our Opinion The Property Offers Excellent Scope for Extensions (Subject to the usual Planning Approval & Building Regulations) to the Rear Ground Floor Creating Kitchen Family Room & into the loft Space in Creating Further Bedroom, a Generous Family Home within This Popular Residential Turning.

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All Fixtures & Fittings are to be confirmed & or agreed by the instructed solicitors of each party to proceedings. Church's Residential Ltd are not liable or accept any liability to fixtures or fittings.

Please note this will need to be confirmed &

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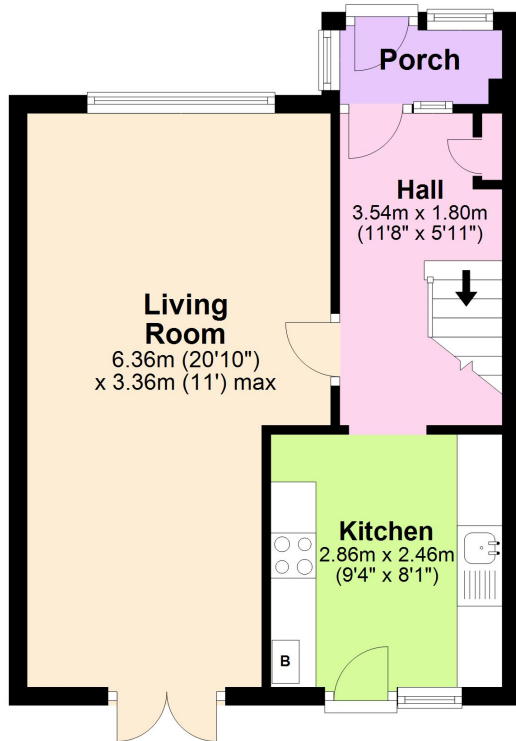
Please be aware Terms and Conditions will apply to the purchase of the property & will apply The Anti Money Laundry Regulations.

*The Property is being Marketed with Offer In Excess of & Guide Price Of £400,000.00.

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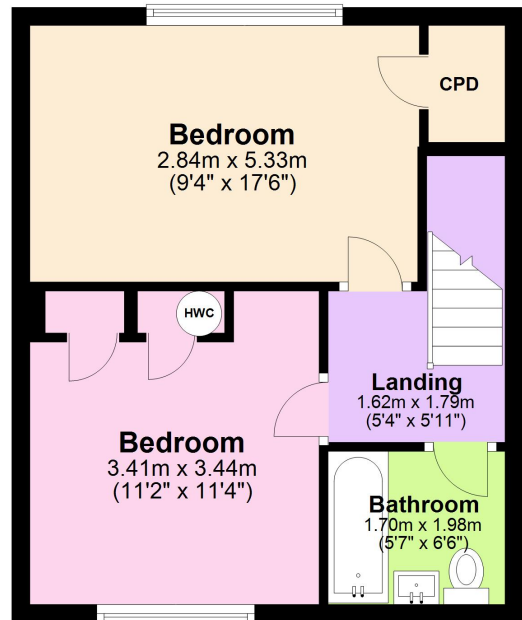
Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



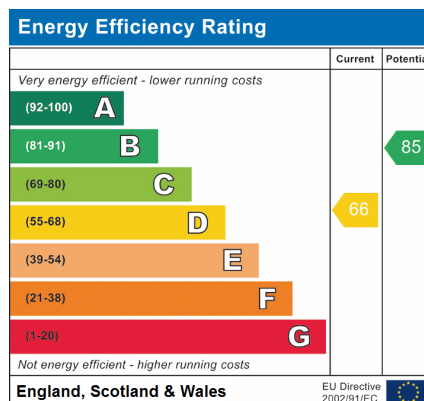
First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 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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