

## CARTERHATCH ROAD, ENFIELD EN3



**FOR SALE THIS THREE BEDROOM EXTENDED TRADITIONAL SEMI DETACHED FAMILY HOME. Featuring EXTENDED KITCHEN FAMILY ROOM, FITTED MODERN KITCHEN with First Floor MODERN BATHROOM, Double Glazing, Gas Central Heating, Off Street Parking & Side Garden with FURTHER SCOPE to EXTEND (Subject To Planning Permissions) Offering In Our Opinion AN EXCELLENT OPPORTUNITY & REALISTICALLY PRICED FAMILY HOME..!**

The Property is Located within THIS POPULAR RESIDENTIAL ROAD, yet Conveniently Accessible to Shopping Facilities including Chemists, Post Office, Bus Routes & Rail Station LEADING to TOTTENHAM HALE with TUBE CONNECTIONS, also to STRATFORD'S WESTFIELD SHOPPING CENTRE LEADING into LONDON'S LIVERPOOL STREET STATION. FROM VIEWINGS HIGHLY RECOMMENDED.

**GUIDE PRICE: £525,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via partly glazed UPVC double glazed door leading into the main reception hallway.

### RECEPTION HALLWAY:

13' 0" x 5' 5" (3.96m x 1.65m - Narrowing to 3.)  
Stairs to first floor landing, radiator, door to lounge & kitchen-family room and laminated flooring.

### LOUNGE-RECEPTION:

16' 5" x 11' 0" (5.00m x 3.35m - Into Bay)  
UPVC double glazed windows to front aspect, radiator, TV point Laminated flooring & coving to ceiling. In our opinion sizeable room.

### KITCHEN:

15' 10" x 9' 0" (4.83m x 2.74m)  
In Our Opinion, The Kitchen is Nicely Fitted to specification. Recess allowing for Ranger cooking stove, modern Shaker Style fitted units to base & eye level with Quartz worktop surfaces, Butler sink unit with mixer taps, plumbed for washing machine, plumbed for dish washer, concealed wall mounted fitted gas boiler, radiator, spot lighting, stone effect tiled flooring & opening to Family Room.

### FAMILY ROOM:

15' 10" x 12' 5" (4.83m x 3.78m -Narrowing to 8'5)  
L-Shaped Room. In Our Opinion offering airy & spacious room, dual aspect room, UPVC double glazed doors leading into the garden, radiator, spot lighting and TV Point.

### FIRST FLOOR LANDING:

Access to loft area, UPVC double glazed window to side aspect, doors to all bedrooms & family bathroom.

### BEDROOM ONE:

13' 10" x 8' 8" (4.22m x 2.64m)  
To fitted floor to ceiling wardrobes, radiator & UPVC

double glazed window to front aspect.

### BEDROOM TWO:

11' 0" x 10' 5" (3.35m x 3.17m)  
Radiator & UPVC double glazed window to rear aspect.

### BEDROOM THREE:

8' 0" x 6' 0" (2.44m x 1.83m)  
Laminated flooring, radiator & UPVC double glazed window to front aspect.

### SHOWER ROOM:

In Our Opinion Nicely fitted suite comprising walk-in glass shower cubicle with fitted mixer taps & shower head, low flush wc, floating wash basin with mixer taps, tiled walls, tiled flooring, extractor fan, radiator & UPVC double glazed window to rear aspect.

### EXTERIOR:

#### FRONT:

Blocked paved offering off street parking, also side access to side garden & gated access to the rear garden.

#### REAR:

Nicely presented gardens with patio areas leading onto lawn, mature borders, exterior lighting & point, exterior tap & side gated access with side garden.

### ADDITIONAL COMMENTS:

The Property (Subject To Planning Permissions & Building Regulations) Is An Ideal Family Home with Further Scope to be Extended Further to the Ground Floor & into the Loft Area, In Creating a Generous Size Family Home or Property investment.

Please Note : \*\*The Property is being Marketed with a Guide Price of £525,000.00 - £535,000.00 Offers In Excess Of £525,000.00\*\*

#### 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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## ADDITIONAL INFORMATION:

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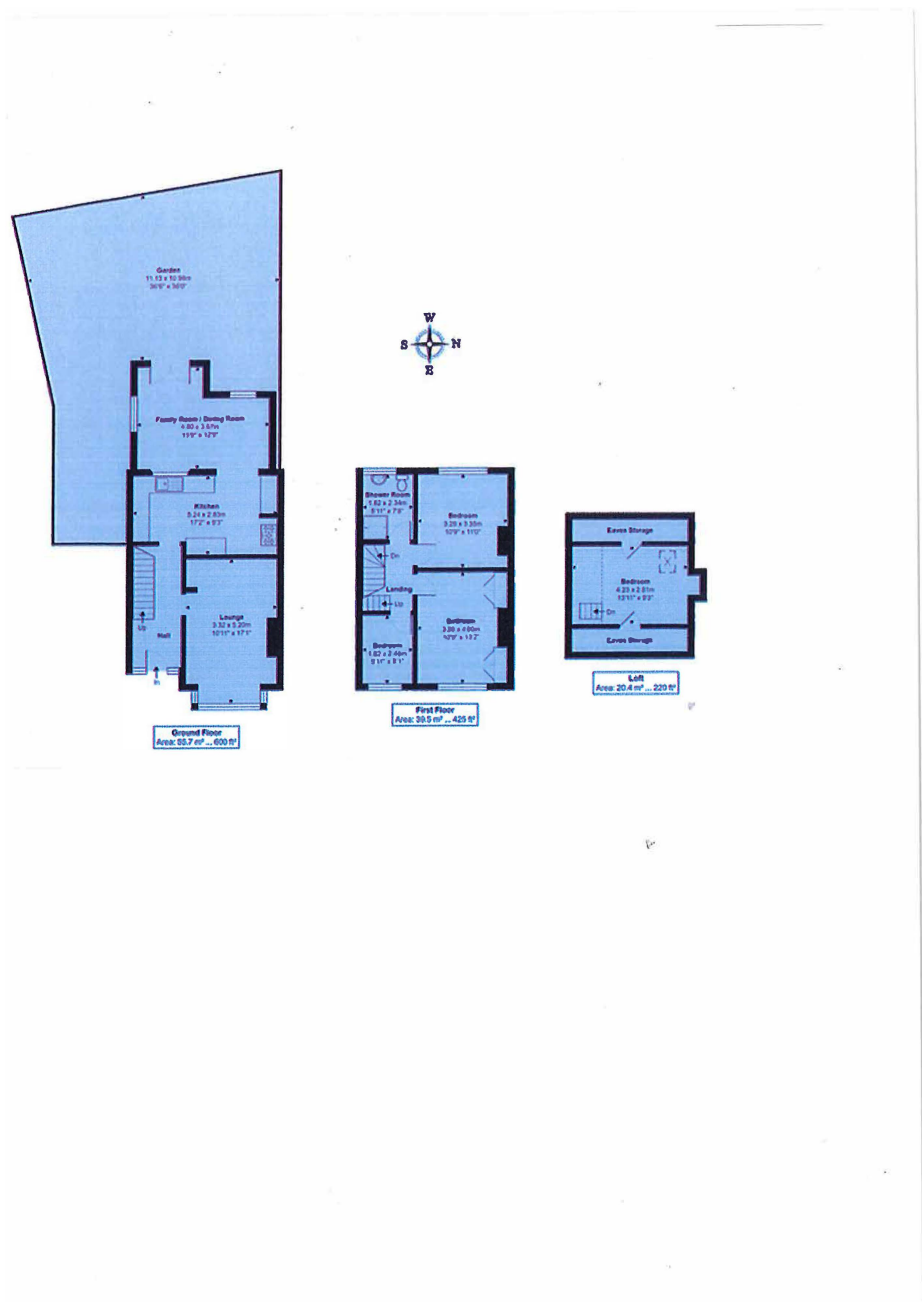
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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