

## EXETER ROAD, ENFIELD EN3



**FOR SALE THIS THREE BEDROOM END OF TERRACE BAY FRONTED PROPERTY** Sitting on **SIDE PLOT** Featuring **KITCHEN FAMILY ROOM, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, OWN DRIVEWAY, FIRST FLOOR BATHROOM & FURTHER SCOPE** (Subject to Planning & Building Regulations) In **EXTENDING** to the **SIDE & REAR** in creating an opportunity in creating the property size. In our opinion Ideal for Growing Families or Property Rental Investment (HMO) House of Multiple Occupancy. **EXCELLENT OPPORTUNITY.**

Situated within This Residential Turning & Located to Nearby Local **SCHOOLING, AMENITIES &** having access to the Vibrant Shopping Facilities on the **HERTFORD ROAD** with its many **RETAILERS** of **SUPER MARKETS, COFFEE BARS, RESTAURANTS, BUS ROUTES** Leading to **NORTH LONDON &** Beyond **WALTHAM CROSS & RAIL STATION** LEADING to **LONDON'S LIVERPOOL STREET STATION** with **TUBE CONNECTION** at **TOTTENHAM HALE.**

In our opinion A Wonderful Opportunity for Growing Multiple Families In Extending The Property (STPP) or Property Rental Investment.

**OFFERS IN EXCESS OF £475,000 FREEHOLD**

**ENTRANCE:**

Wooden & partly glazed door leading into the reception hallway.

**RECEPTION HALLWAY:**

12' 0" x 4' 0" (3.66m x 1.22m)

Wooden style flooring, stairs to first floor landing, door to lounge-reception & access to kitchen, spot lighting to ceiling.

**LOUNGE-RECEPTION:**

13' 0" x 11' 10" (3.96m x 3.61m Into Bay)

Upvc double glazed bay to front aspect, radiator and fire mantle.

**KITCHEN-FAMILY ROOM:**

15' 0" x 12' 5" (4.57m x 3.78m-Narrowing to 11'0)

Kitchen-Dining Area, Fitted kitchen units to base & eye level, work top surfaces, stainless steel fitted hob with extractor hood & built-in oven, plumbed for washing machine, stainless steel sink unit with mixer taps, wall mounted gas boiler, partly tiled walls to kitchen unit area, wooden style flooring, feature fire place, Upvc double glazed window & door leading to the rear gardens, built in cupboards and spot lighting.

**FIRST FLOOR LANDING:**

L-Shaped landing, doors to all bedrooms & bathroom, access to loft area and window to side aspect.

**BEDROOM ONE:**

16' 0" x 13' 0" (4.88m x 3.96m-Narrowing to 9'10)

In our opinion excellent size (subject to building regulations) create a en-suite or study area, dual double glazed window to front aspect and radiator.

**BEDROOM TWO:**

10' 0" x 8' 10" (3.05m x 2.69m)

Radiator & Upvc double glazed window to rear aspect.

**BEDROOM THREE:**

8' 9" x 6' 0" (2.67m x 1.83m)

Upvc double glazed window to rear aspect and radiator.

**BATHROOM:**

Comprising of panelled bath with mixer taps, low flush wc, pedestal wash basin, heated towel rail, tiled walls, tiling to floor and Upvc double glazed window to side aspect.

**EXTERIOR:****FRONT:**

Of street parking, own driveway leading to garage.

**REAR:**

Patio area, exterior tap. mature shrubs with trees, with access to the rear. (subject to the Local Authority and the usual planning permissions approvals and building regulations approval the possibility of erection of workshop-work space.

**GARAGE:**

18' 0" x 10' 0" (5.49m x 3.05m-Narrowing to 6'5)

Power point & lighting, own driveway leading to up & over door.

**ADDITIONAL NOTES:**

In Our Opinion & (Subject to Planning & Building Regulations) The Property is An Ideal Buy for Family wishing to Extend their Own Home or Property Investment or Subject to Licensing (HMO) House of Multiple Occupancy. In our opinion An Excellent Return.

Also there maybe a possibility in conversion to ground floor dwelling & first floor dwelling (subject to the usual Local Authority & Highways Planning Departments Approval) by conversion of two apartments. This is subject to the local authority & planning approval and with any other conditions required for approval. Viewings Strictly through Church's Enfield Branch.

**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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\*Please Note: The Property Sale Figure is being Marketed with a Guide Price of £475,000.00 - £485,000.00.

### ADDITIONAL INFORMATION:

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Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

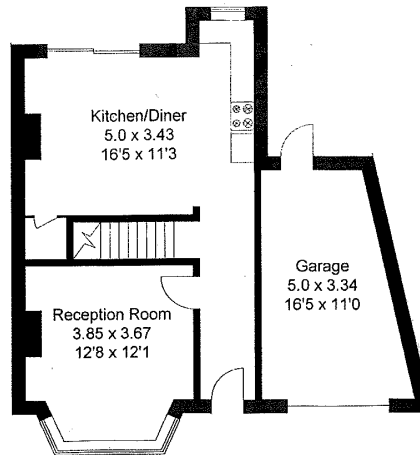
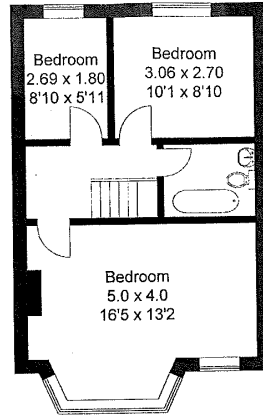
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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! \*\*Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's \*\*

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APPROXIMATE GROSS INTERNAL AREA  
 80.06 sqm / 861.75 sqft  
 (Excluding Garage)  
 Garage Area 13.85 sqm / 149.08.69 sqft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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