

DURANTS PARK AVENUE, ENFIELD EN3



THIS FOUR BEDROOM END OF TERRACE EXTENDED FAMILY HOME, which Benefits from a SIZEABLE SIDE PLOT & REAR GARAGE, Featuring DOUBLE GLAZING, EXTENDED KITCHEN-DINER, GAS CENTRAL HEATING & having FUTHER SCOPE (Subject To Planning Permission & Building Regulations) in Extending The Property to The Side in Creating a Generous Sizeable Family Home or In Our Opinion First Investment. ALL APPOINTMENTS STRICTLY THROUGH CHURCH'S ENFIELD OFFICE & BY APPOINTMENTS ONLY. FURTHER INFORMATION CONTACT THE ENFIELD OFFICE..!

The Property is Located within a Residential Turning yet access to LOCAL AMENITIES of SCHOOLING, NEARBY HERTFORD ROAD AMENITIES, A Choice of RAIL STATIONS of PONDER'S END & SOUTHBURY, both along access to either TOTTENHAM HALE or SEVEN SISTERS OVERGROUND & INTO LONDON'S LIVERPOOL STREET STATION.

GUIDE PRICE: £600,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via door into the main reception hallway.

RECEPTION HALLWAY:

9' 0" x 3' 0" (2.74m x 0.91m)

Stairs to first floor landing, radiator, under stair cupboard & doors to ground floor bathroom, lounge & kitchen.

BATHROOM:

9' 0" x 4' 5" (2.74m x 1.35m)

Comprising bath with mixer taps, low flush wc, pedestal wash basin, tiled walls, radiator & double glazed window to front aspect.

LOUNGE:

27' 0" x 11' 5" (8.23m x 3.48m - Narrowing to 10'0)

Into the Bay double glazed window to front aspect, TV point, radiator, gas fire & door access into the kitchen-diner family room.

KITCHEN-DINER:

18' 0" x 19' 5" (5.49m x 5.92m - Narrowing to 8'0)

L-Shaped - Comprising family room-kitchen diner, range of fitted units to base & eye level with worktop surfaces, twin sink unit with mixer taps, Indesit fitted dishwasher & washing machine, built-in fridge freezer, Ariston electric hob & oven with extractor hood above, radiator, double glazed window to rear aspect & double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

Access to the loft, double glazed window to side aspect & access to all bedrooms.

BEDROOM ONE:

13' 5" x 13' 0" (4.09m x 3.96m Into Bay)

Double glazed window to front aspect and radiator.

BEDROOM TWO:

13' 0" x 9' 0" (3.96m x 2.74m)

Excluding Recess, 1 x built-in cupboard, radiator & double glazed window to rear aspect.

BEDROOM THREE:

10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed window to rear aspect & radiator.

BEDROOM FOUR:

9' 0" x 6' 10" (2.74m x 2.08m - Narrowing to 7'0)

Double glazed window to front aspect & radiator.

EXTERIOR:

FRONT:

Flower borders with front retaining brick wall with side gated pedestrian access.

REAR:

Patio area, lawn, flower borders, mature trees/shrubs, side plot-gardens & access to garage 16.0 x 15'0 & off street parking.

DOUBLE GARAGE-WORKSHOP:

16' 0" x 15' 0" (4.88m x 4.57m)

Brick built garage, power, door leading from garage & gated off street parking.

ADDITIONAL NOTES:

PLEASE NOTE : The Property is being Marketed For Sale with a GUIDE PRICE & OFFERS IN THE REGION OF £600,000.00 - £645,000.00 THE OFFERS TO BE IN-EXCESS OF £600,000.00 Plus.

ADDITIONAL INFORMATION:

Please Note :

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

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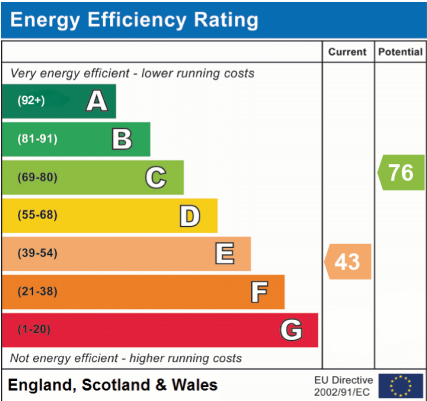
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Durants Park Avenue EN3 7EA
Approximate Gross Internal Floor Area : 113.40 sq m / 1220.62 sq ft (Excludes Garage)
Garage Area : 27.7 sq m / 298.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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