

## **ELM VIEW, BURTON LANE, GOFFS OAK EN7**



**FOR SALE THIS THREE BEDROOM SEMI DETACHED PROPERTY, Featuring CONSERVATORY, FITTED KITCHEN UNITS, GROUND FLOOR SHOWER WET ROOM & FIRST FLOOR FAMILY BATHROOM, Gas Central Heating, Double Glazing & Off Street Parking along with Larger Than Average Rear Gardens with Workshop and Side Gardens.**

**The Property is OFFERED WITH NO UPWARD CHAIN. VIEWINGS STRICTLY BY APPOINTMENT.**

**The Property is Situated within THIS SOUGHT AFTER RESIDENTIAL LOCATION having Access to the Popular Nearby CUFFLEY VILLAGE with RAIL STATION LEADING into THE CITY & FINSBURY PARK (TUBE CONNECTIONS) & Range of Independent Retailers, Coffee Shops & Restaurants. Also having FURTHER SCOPE (Subject To Planning & Building Regulations Approval) by EXTENDING TO THE SIDE REAR & into the LOFT AREA in Creating a GENEROUS SIZED FAMILY HOME. VIEWINGS RECOMMENDED..!**

**GUIDE PRICE: £500,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Via hard wood door leading into the reception hallway

### RECEPTION HALLWAY:

10' 0" x 5' 9" (3.05m x 1.75m - Narrowing to 3'0)  
L-Shaped hallway, stairs to first floor landing, radiator, coving to ceiling & access to kitchen & lounge/dining room.

### LOUNGE:

14' 5" x 11' 5" (4.39m x 3.48m)  
Fire mantle, wall light fitting, TV point, double glazed window to front aspect & open access to dining area.

### DINING AREA:

11' 5" x 9' 5" (3.48m x 2.87m)  
Radiator, coving to ceiling, door leading into the conservatory

### KITCHEN:

9' 10" x 8' 0" (3.00m x 2.44m)  
Range of fitted units to base & eye level with worktop surfaces, sink unit with mixer taps, built-in electric cooker & double oven with extractor fan above, built-in storage-recess, dual UPVC double glazed window to side & rear aspect with double glazed door leading into the conservatory.

### CONSERVATORY:

14' 0" x 9' 0" (4.27m x 2.74m)  
Pitched UPVC double glazed conservatory windows to aspect & double doors leading into the rear gardens, also external double glazed door leading to ground floor shower room.

### GROUND FLOOR SHOWER ROOM:

7' 5" x 2' 5" (2.26m x 0.74m)  
Comprising low flush wc, wash basin electric shower, tiled flooring, tiled walls, spot lights & UPVC double glazed window to rear aspect.

## FIRST FLOOR LANDING:

Built-in cupboard, doors leading to all bedrooms & bathroom.

### BEDROOM ONE:

15' 0" x 9' 0" (4.57m x 2.74m - To Fitted Wardrobes)  
Radiator & UPVC double glazed window to front aspect.

### BEDROOM TWO:

12' 0" x 8' 5" (3.66m x 2.57m - To Fitted Wardrobes)  
Radiator & UPVC double glazed window to rear aspect.

### BEDROOM THREE:

6' 9" x 7' 0" (2.06m x 2.13m)  
Built-in cupboard, radiator & UPVC double glazed window to front aspect.

### BATHROOM:

Comprising low flush wc, wash basin with mixer taps, panelled bath with mixer taps & shower attachments to Triston Electric Shower, tiled walls, tiled flooring & dual UPVC double glazed windows.

## EXTERIOR:

### FRONT:

Block paved offering parking, double gates to the side & flower-shrubs.

### REAR:

Mainly lawn, flower-shrub borders, side gardens with double garage access, green house & workshop, exterior tap. In Our Opinion the gardens are larger than average.

## WORKSHOP:

## ADDITIONAL NOTES:

The Property is in need of some updating & gardens in need of cultivation. In Our Opinion The Property is An Excellent Package with Scope to Extended generously (Subject to Planning & Building Regulations Permissions)

## 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 a long term family home.

PLEASE NOTE : The Property is being Marketed FOR SALE with a GUIDE SALE FIGURE & IN THE REGION OF £500,000.00 - £550,000.00 & All OFFERS IN EXCESS OF £500,000.00. Terms & Conditions Will Apply.

## ADDITIONAL INFORMATION:

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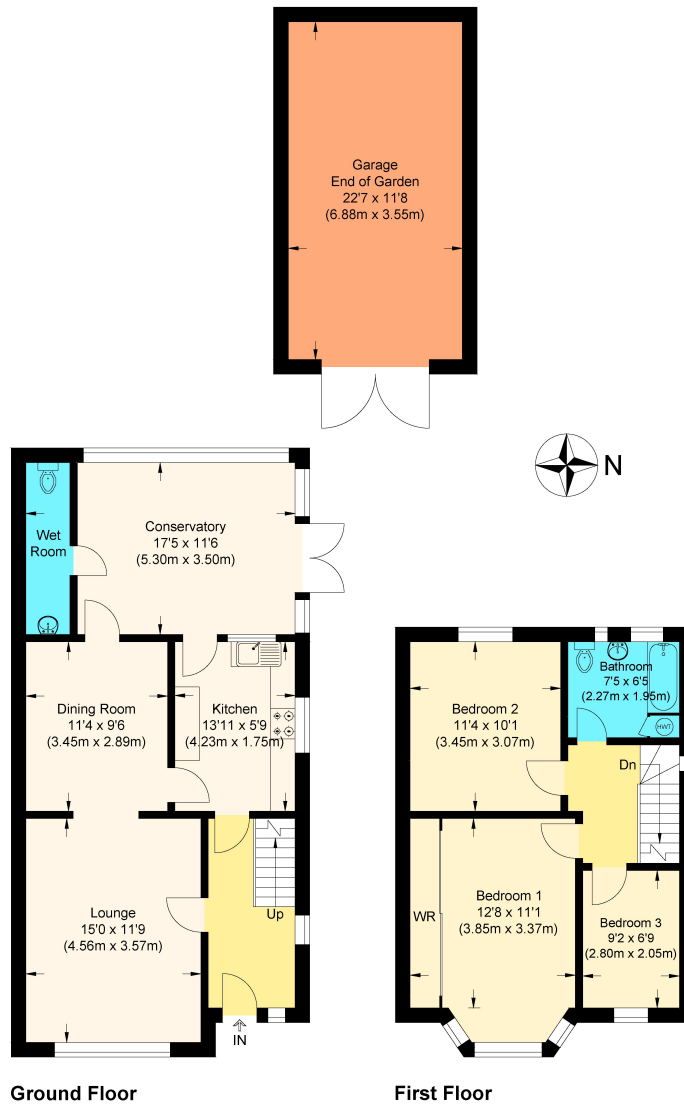
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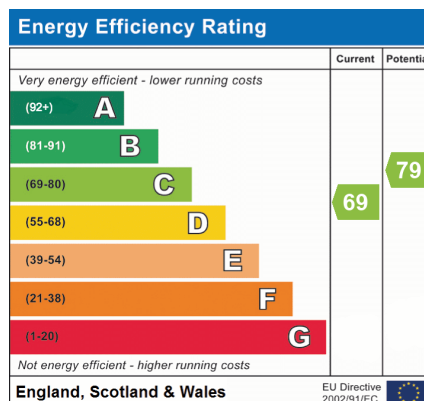
## Elm View Burton Lane, EN7 6SE

Approximate Gross Internal Floor Area : 105.80 sq m / 1138.82 sq ft

(Excluding Garage)

Garage Area : 24.40 sq m / 262.63 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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