

## STONELEIGH AVENUE, ENFIELD EN1



**IDEAL OPPORTUNITY TO PURCHASE THIS READY TO MOVE INTO THIS SPACIOUS NICELY PRESENTED & HIGH SPECIFICATION THROUGHOUT FAMILY HOME. Featuring UNDER FLOOR HEATING, FITTED KITCHEN, FITTED MODERN BATHROOM & Ground Floor Cloakroom & Block Paved Gardens, Gas Central Heating remaining New Home Warranty\* In Our Opinion The Property Is In EXCELLENT CONDITION READY TO MOVE IN.**

**The Property is situated within This EN1 RESIDENTIAL TURNING, having Access to LOCAL SCHOOLING, Shopping Facilities including nearby RETAIL PARKS, RAIL STATION LEADING INTO HERTFORDSHIRE, TOTTENHAM HALE & LONDON'S LIVERPOOL STREET STATION. VIEWINGS HIGHLY RECOMMENDED..!**

**OFFERS IN EXCESS OF £415,000 FREEHOLD**

**PROPERTY DETAILS:****RECEPTION PORCH:**

5' 5" x 3' 0" (1.65m x 0.91m)

Double glazed door leading into the reception porch with additional internal door leading to:

**LOUNGE:**

20' 10" x 10' 5" (6.35m x 3.17m)

The Lounge Offers Generous Open Plan Family Area with under floor heating, upvc double glazed window to front aspect, laminated wooden flooring, under stairs storage cupboard, spot lighting to ceilings, upvc double glazed windows to side aspect & access leading into kitchen family room.

Also the scope if preferred to separate the two spaces of the Lounge-Family Room by placing feature Bi-Folding doors.

**KITCHEN-FAMILY ROOM:**

13' 10" x 13' 5" (4.22m x 4.09m) (Narrowing to 11')

In Our opinion Offers Generous & Airey Space with feature Velux Window for Further Natural Light & Fitted to an High Specification in White Gloss Modern Handless Kitchen with High Speciation Worktop Surfaces Incorporating Breakfast Bar, with built-in oven & hob with extractor hood, built-in microwave and fitted fridge freezer, spot lighting to ceilings, laminated wooden flooring, upvc double glazed doors opening and leading into the rear gardens.

**GROUND FLOOR CLOAKROOM:**

6' 4" x 4' 0" (1.93m x 1.22m)

Fitted modern suite comprising wash basin with chrome taps, low flush wc, spot lighting to ceiling, tiled flooring and matching partly tiled walls.

**FIRST FLOOR LANDING:**

Access to loft area with doors leading to all bedroom and family bathroom.

**BEDROOM ONE:**

13' 3" x 11' 0" (4.04m x 3.35m)

Upvc double glazed window to rear aspect and radiator.

**BEDROOM TWO:**

13' 3" x 10' 0" (4.04m x 3.05m) (Narrowing to 6'8 into recess)

Dual upvc double glazed windows to front aspect and radiator.

**BATHROOM:**

Comprising modern fitted suite, tiled panelled bath with chrome mixer taps & attachments, wash basin, low flush wc, chrome heated towel rail, tiled flooring with matching tiled walls, upvc double glazed window to side aspect and extractor fan.

**EXTERIOR:**

Off street parking with to front elevation and rear gardens.

**ADDITIONAL NOTES:**

Ideal Opportunity to Purchase This Exclusive Family Home within This Popular Residential Turning in EN1. In Our Opinion Offering Excellent Specification Throughout & Ideally Suiting First Time Buyers or Indeed Investors to add to their existing portfolio. Ready To Move Into..!

Access to Enfield Towns Vibrant Town Centre with its range of Retailers, Coffee Bars, Restaurants, Rail Station Leading Into London's Liverpool Street Station with Under Ground Connection at Tottenham Hale Station & also having access to Red Bus Routes Leading to Southgate & Oakwood Tube Stations & beyond.

Also Situated within access to the nearby Retails Parks with its choice of High Street Retailers consisting of Next Home, Carphone Warehouse, choice of Food Stores, PC Worlds, Boots, Nando's, Leisure Centre, Costa Coffee, Local Schooling & Parklands of Forty Hall.

Please Note:

**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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The Property is being Marketed with Offers In Excess Of & Guide Price Of £415,000.00 - £425,000.00 with Offers In Excess Of £415,00.00.

\* We are lead to believe & advised, remaining New Homes Warranty this will require confirmation by prospective purchasers solicitors-conveyancers.

## ADDITIONAL INFORMATION:

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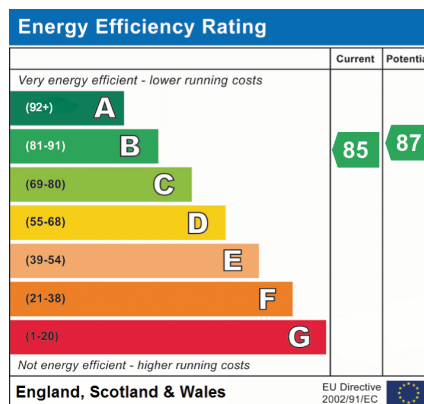
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