

STONELEIGH AVENUE, ENFIELD EN1



STUNNING & SUPERB..! THIS DOUBLE FRONTED HEAVILY EXTENDED FOUR-FIVE BEDROOM FAMILY HOME. In Our Opinion Prestige Condition & FINISHED to EXCELLENT STANDARD. Featuring SEPARATE ANNEXE. The Main House Offer multiple usage for Modern & Extensive Family Living. Featuring MODERN FITTED KITCHEN to HIGH SPECIFICATION, GROUND & FIRST FLOOR NICELY FITTED SHOWER ROOMS, Neutral Colour Scheme, Laminated Throughout & OFF STREET PARKING with LIGHTING. In Our Opinion Excellent Constructed Annexe to High Standard & Specification Throughout. **THIS FAMILY HOME IS TO GOOD TO MISS** & **HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT**.****

Located within THIS RESIDENTIAL TURNING, Access to Local Schooling, Nearby RETAILS PARKS with it's Multiple High Street Retailers, BUS ROUTES to ENFIELD TOWN & HERTFORD ROAD with it's Popular Independent Retailers, Coffee Bars, Restaurants & with Nearby Parklands, Gym & Supermarkets & Rail Station Leading To Tottenham Hale (Tube Connection) & Into London's Liverpool Street Station. ****UNIQUE & SIZABLE FAMILY HOME**.**

PRICE: £599,500 FREEHOLD

PROPERTY DETAILS:

RECEPTION PORCH:

7' 5" x 4' 0" (2.26m x 1.22m)

Entrance by upvc partly glazed door leading into main reception, laminated flooring, high skirting boards, radiator, spot lighting, stairs to first floor, door leading to lounge & dual aspect upvc double glazed windows.

LOUNGE:

19' 0" x 15' 0" (5.79m x 4.57m - Narrowing to 12'5")

In Our opinion An Excellent Family Space Offering Bright & Airey Living, featuring inserted TV wall with lighting, spot lighting, dual vertical radiator, laminated flooring, coving to ceiling, high skirting boards, sliding door into lobby & open access leading into the kitchen dining area.

KITCHEN-DINING AREA:

21' 10" x 8' 5" (6.65m x 2.57m)

Nicely Fitted & to An Excellent Specification In Our opinion, featuring modern fitted two tone colours units with generous worktop surfaces, stainless steel sink unit with mixer taps, spot lighting, fitted induvial hob with stainless steel extractor hood, built-in dish washer, laminated flooring, gloss tiled splash back to worktop areas, upvc dual window to rear aspect & upvc double glazed door over looking & accessing the rear patio & gardens.

LOBBY:

Laminated flooring, built-in cupboards housing appliances & wall mounted gas boiler with doors leading to family room-dining room or bedroom 5 (In our opinion the room can be used for multiple living).

SHOWER ROOM:

5' 10" x 4' 9" (1.78m x 1.45m)

Nicely Presented, in our opinion excellent standard, comprising walk-in double cubicle with mixer taps/head. low flush wc, wash basin with mixer taps, spot lighting, chrome heated towel & radiator.

FAMILY ROOM-BEDROOM 5:

13' 0" x 8' 0" (3.96m x 2.44m)

Laminated flooring, radiator, spot lighting and upvc double glazed window to front aspect.

FIRST FLOOR LANDING:

L-Shaped landing, access to loft area, spot lighting, doors to bedroom 4 & family shower room.

BEDROOM ONE:

10' 5" x 10' 10" (3.17m x 3.30m)

To fitted wardrobes & cupboards, radiator, spot lighting & upvc double glazed window to front aspect.

BEDROOM TWO:

12' 5" x 9' 10" (3.78m x 3.00m Into fitted cupboards)

Laminated flooring, radiator, spot lighting & upvc double glazed window to rear aspect.

BEDROOM THREE:

9' 5" x 8' 9" (2.87m x 2.67m)

Radiator, spot lighting, laminated flooring & upvc double glazed window to rear aspect.

BEDROOM FOUR:

10' 5" x 5' 10" (3.17m x 1.78m)

Laminated flooring, radiator, spot lighting & upvc double glazed window to front aspect.

FAMILY SHOWER ROOM:

In our opinion fitted to an excellent standard, comprising wash hand basin with fitted cupboards & mixer taps, low flush wc, walk-in double shower cubicle with mixer taps & mixer shower head, chrome heated towel-radiator, tiled walls, spot lighting, fitted inserted mirrors & upvc double glazed window to side aspect.

EXTERIOR:

FRONT:

Blocked paved with brick built surrounding, walls with pillars & lighting, also offering off street parking for vehicles with pitched roof porch.

REAR:

Laid to paved patio's leading into artificial grass, exterior lighting-tap, brick built workshop (10.0 x 6'5) with lighting & upvc double glazed door & window to aspect.

ANNEXE:

In Our Opinion Finished & Specification to an Excellent Standard Throughout. Having it's own boiler & separated to modern living. The spaced can of used for multiple uses separate-living, work room study or family room. Comprising internally of hallway-lobby.

KITCHEN AREA:

7' 10" x 6' 5" (2.39m x 1.96m)

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

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Fitted units to base & eye level, worktop surfaces, single sink unit, plumbed for washing machine, radiator & upvc to aspect. In our opinion nicely fitted.

LOUNGE:

15' 0" x 8' 5" (4.57m x 2.57m)

Laminated flooring, radiator, spot lighting & upvc double glazed window to aspect & door to bedroom area.

BEDROOM AREA:

11' 0" x 9' 0" (3.35m x 2.74m)

Radiator, laminated flooring & upvc double glazed window to aspect.

SHOWER ROOM:

Comprising of walk-in shower cubicle, low flush wc, wash hand basin, extractor fan, tiled walls & upvc double glazed window to aspect.

ADDITIONAL NOTES:

In our opinion the property would appeal to families with multiple living needs or two families living together or a property which subject to regulations licensing a house of multiple occupancy (HMO).

ADDITIONAL INFORMATION:

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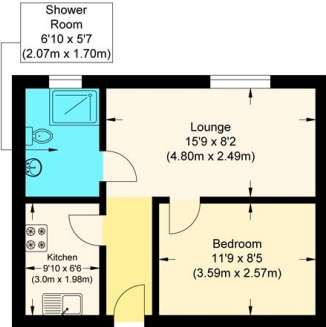
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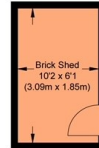
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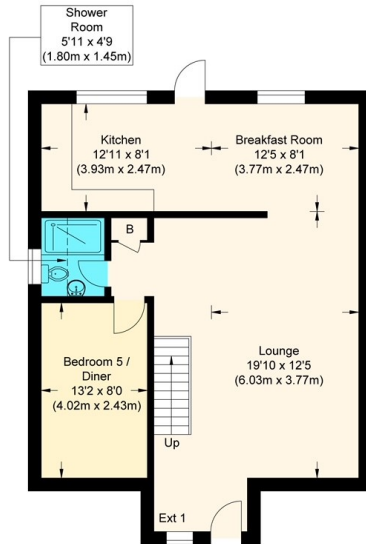
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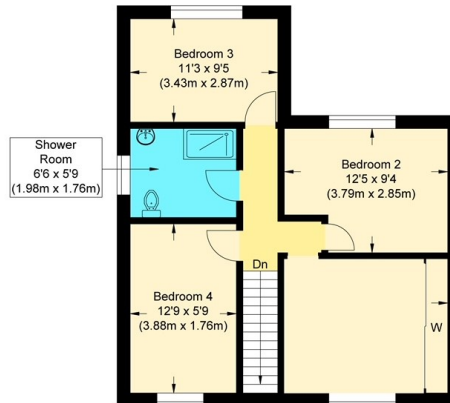
Annex Floor



Shed



Ground Floor



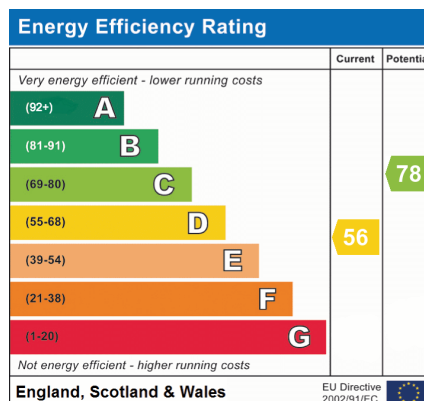
First Floor

Stoneleigh Avenue, Enfield EN1 4HJ

Approximate Gross Internal Floor Area : 117.70 sq m / 1266.91 sq ft
(Excluding Annex / Shed)

Annex Area : 34.60 sq m / 372.43 sq ft
Shed Area : 5.70 sq m / 61.35 sq ft

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



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