

HOLMWOOD ROAD, ENFIELD EN3



FOR SALE THIS TRADITIONAL THREE BEDROOM SEMI DETACHED BAY FRONTED FAMILY HOME, Featuring Extension to Rear, DOUBLE GARAGE, Off Street Parking & TWO TOILETS. In Our Opinion having FURTHER SCOPE (Subject To Planning Permission & Building Regulations) by Extending into the LOFT SPACE Creating MASTER BEDROOM-EN-SUITE & FURTHER SCOPE to the GROUND FLOOR. VIEWINGS HIGHLY RECOMMENDED..!

The Property is Situated within THIS RESIDENTIAL TURNING, Ideally Located to Local Buses, Rail Stations of ENFIELD LOCK OR TURKEY STREET, Local Amenities & the Vibrant Shopping Facilities to the HERTFORD ROAD & WALTHAM CROSS. In Our Opinion AN IDEAL FAMILY HOME or PROPERTY INVESTMENT. CHAIN FREE.

OFFERS IN EXCESS OF: £475,000

PROPERTY DETAILS:

ENTRANCE:

Via storm porch with additional door leading into the reception hallway.

RECEPTION HALLWAY:

13' 0" x 5' 0" (3.96m x 1.52m - Narrowing to 2'9)
Laminated flooring, radiator, doors leading to lounge & dining areas & stairs to first floor landing.

LOUNGE AREA:

13' 0" x 11' 5" (3.96m x 3.48m Into Bay)
Laminated flooring, radiator, bay double glazed window to front aspect & open access to.

DINING AREA:

15' 0" x 11' 0" (4.57m x 3.35m - Narrowing to 8'0)
L-Shaped Room - Laminated flooring, radiator & open access to kitchen & workspace-room.

KITCHEN:

8' 5" x 7' 0" (2.57m x 2.13m)
Range of fitted units to base & eye level worktop surfaces, single sink unit with cupboards under, cooker point, partly tiled walls, lino flooring & access to workspace room.

WORK ROOM-STUDY:

8' 0" x 5' 5" (2.44m x 1.65m)
In Our opinion, ideal space for working study or extending kitchen (Subject To Building Regulations) in creating a generous family kitchen room.

GROUND FLOOR CLOAKROOM:

Comprising low flush wc, partly tiled walls, wash basin, radiator & dual double glazed window to side aspect.

FIRST FLOOR LANDING:

Access to loft area, doors to bedrooms & bathroom.

BEDROOM ONE:

13' 0" x 11' 0" (3.96m x 3.35m Into Bay)
Double glazed bay window to front aspect, radiator & laminated flooring.

BEDROOM TWO:

11' 5" x 10' 0" (3.48m x 3.05m)
Laminated flooring, radiator & double glazed window to rear aspect, also located wall mounted Combi boiler.

BEDROOM THREE:

8' 0" x 5' 11" (2.44m x 1.80m)
Laminated flooring & double glazed window to front aspect.

BATHROOM:

Located to the first floor, comprising of panelled bath with mixer taps & shower attachments, low flush wc, wash hand basin, heated towel rail, lino flooring, marble effect wall tiling & double glazed window to rear aspect.

EXTERIOR:

FRONT:

Hard standing to retaining wall, offering off street parking for a number of vehicles & side pedestrian access leading to the side & rear garden.

REAR:

Patio area, exterior tap, mainly lawn with mature shrub, access to double garage, side pedestrian access leading to the front.

GARAGE:

Double brick built garage via communal rear service road.

ADDITIONAL NOTES:

In Our Opinion, The Property Offers An Excellent Opportunity For A Family Home with Further Scope (Subject To Planning Permission & Building Regulations)

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 rely 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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by Extending Further to the Ground Floor & into the Loft Creating Further Bedrooms or Master Suite. Wonderfully Opportunity either Family home or Property Investment.

ADDITIONAL INFORMATION:

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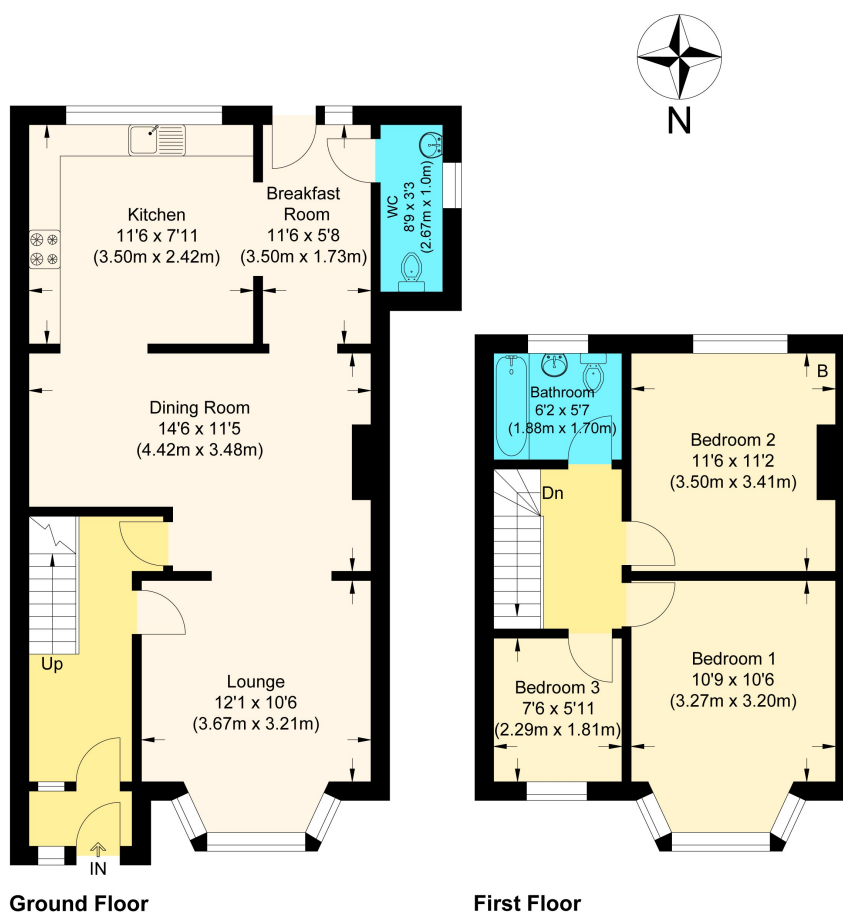
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Holmwood Road Enfield, EN3 6QJ

Approximate Gross Internal Floor Area : 102.70 sq m / 1105.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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