

## GOODWOOD AVENUE, ENFIELD EN3



**REALISTICALLY PRICED..! THIS THREE BEDROOM 1930'S EXTENDED PROPERTY. In Our Opinion of Interest to Families or Property Investors wishing to maximise the potential & FURTHER SCOPE (Subject To Usual Planning & Building Regulations) by EXTENDING into the LOFTA AREA by Creating Further Bedrooms. The Property is situated within this POPULAR RESIDENTIAL TURNING.**

**The Property having a choice of TWO RAIL STATIONS both leading into LONDON'S LIVERPOOL STREET STATIONS with TUBE CONNECTIONS at TOTTNEHAM HALE & SEVEN SISTERS, LOCAL SCHOOLING, PARKLANDS OF CAPEL MANOR - FORTY HALL & also Conveniently Located to LOCAL AMENITIES with it's many INDEPENDENT RETAILERS to the VIBRANT HERTFORD ROAD Shopping Parades.**

**In Our Opinion The Property would suite FIRST TIME FAMILY PURCHASE looking to grow with the property or Landlord wishing to grow it Portfolio. EXCELLENT PACKAGE.**

**OFFERS IN REGION OF £435,000 FREEHOLD**

**PROPERTY DETAILS:**

**ENTRANCE:**

Laminated flooring, Upvc double glazed door leading into reception hall.

**RECEPTION HALL:**

Laminated flooring, stairs to first floor landing, radiator & door leading to lounge.

**LOUNGE:**

20' 5" x 12' 5" (6.22m x 3.78m - Narrowing to 9'5)  
Laminated flooring, stone fire mantle, radiator, Upvc double glazed window to front aspect & access leading into dining area & kitchen.

**DINING AREA:**

10' 0" x 8' 0" (3.05m x 2.44m)  
Laminated flooring, access into kitchen-utility area, Upvc double glazed window & door to rear aspect & leading into the rear gardens.

**KITCHEN-UTILITY AREA:**

18' 0" x 4' 10" (5.49m x 1.47m)  
Range of units to base & eye level, single stainless steel sink unit, cooker point, plumbed for washing machine, built-in cupboard & Upvc double glazed window to rear aspect.

**FIRST FLOOR LANDING:**

Access to loft area & doors to all bedrooms & bathroom.

**BEDROOM ONE:**

11' 8" x 9' 10" (3.56m x 3.00m)  
Radiator & Upvc double glazed window to front aspect.

**BEDROOM TWO:**

10' 5" x 8' 5" (3.17m x 2.57m)  
Built-in wardrobes, radiator & Upvc double glazed window to rear aspect.

**BEDROOM THREE:**

6' 5" x 5' 10" (1.96m x 1.78m)  
Radiator & Upvc double glazed window to front aspect.

**BATHROOM:**

Comprising panelled bath, pedestal wash basin, low flush wc, tiled walls, tiled flooring, radiator & Upvc double glazed window to rear aspect.

**EXTERIOR:**

**FRONT:**

Concrete leading to main entrance.

**REAR:**

Concrete patio leading onto the lawn area with borders, mature shrubs & shed.

**ADDITIONAL NOTES:**

In Our Opinion The Property is An Ideal Purchase for Families wishing to grow with the property in maximising the property scope, by extending into the loft area (Subject to Planning & Building Regulations) in creating further bedrooms & bathroom. The ground floor by creating lounge & kitchen family with ground floor wc. Located within this Popular Residential Turning, having access to Rail Stations of Turkey Street & Enfield Lock, Bus Routes to Waltham Cross, Enfield Town, Edmonton & Beyond, with many Independent Retailers, Coffee Bars, Restaurants along the Hertford Road Shopping Parade. Excellent Package. Call our Experience Lettings Team for Further Information on the current Local Rental Market. In our opinion similar properties are

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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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currently being marketed in the region of £2000.00-£2200.00 inclusive with The London Housing Allowance & Local Housing.

Please Note:

The Marketing Figure is £435,000.00 Offers In The Region Of - Guide Price with Offers In Excess Of.

## ADDITIONAL INFORMATION:

Please Note :

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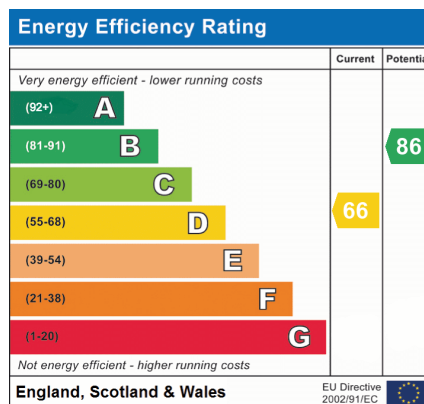
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