

ELMORE ROAD, ENFIELD EN3



RARELY TO THE MARKET WITH THIS SCOPE..! THIS THREE BEDROOM EXTENDED END OF TERRACE FAMILY HOME with Large PLOT-DOUBLE GARAGE WORKSHOP TO THE SIDE with Future Development (Subject To Planning & Building Regulations) In Creating A GENEROUS SIZED DOUBLE FRONTED FAMILY Home with GENEROUS Gardens. Situated within this POPULAR RESIDENTIAL TURNING NO THROUGH ROAD. CONVENIENTLY Located to Amenities-Shops & Transport Links.

Featuring EXTENDED KITCHEN-DINER-FAMILY ROOM, MODERN FITTED BATHROOM, GROUND FLOOR WET ROOM WC, DOUBLE GLAZING, GAS CENTRAL HEATING, OFF STREET PARKING & GENEROUS SIZED GARDENS. Also having access to Bus Routes, TURKEY STREET RAIL STATION LEADING to LONDON'S LIVERPOOL STREET STATION with TUBE CONNECTIONS & Nearby Schooling.

VIEWINGS HIGHLY RECOMMENDED..! In Our Opinion Rare Opportunity with Excellent Potential & Scope. Viewings Strictly Through Church's, Appointment Only.

PRICE: £600,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE-RECEPTION HALL:

15' 0" x 5' 5" (4.57m x 1.65m - Narrowing to 2'9)
Laminated flooring, radiator, stairs to first floor landing, under stair cupboard, access to reception & kitchen-diner-family room.

RECEPTION ONE:

14' 0" x 11' 0" (4.27m x 3.35m)
Laminated flooring, coving to ceiling, radiator, TV point & double glazed window to front aspect.

KITCHEN-DINER:

16' 5" x 15' 0" (5.00m x 4.57m - Narrowing to 9'5)
L-Shaped Room, fitted units to base & eye level, worktops surfaces, granite worktop surfaces, 4 ring gas hob with extractor hood, built-in double oven, one and a half bowl sink unit, partly tiled walls, tiled flooring, radiator, plumbed for dish washer, double window to rear aspect, double glazed door leading into the rear gardens & open access to family room.

FAMILY ROOM:

11' 0" x 9' 5" (3.35m x 2.87m)
Feature fire place-cast iron with coal effect gas fire, TV point & open access to kitchen-diner.

FIRST FLOOR LANDING:

Access to the loft area & doors leading to all bedrooms and family bathroom.

BEDROOM ONE:

14' 0" x 10' 0" (4.27m x 3.05m Into Bay)
Double glazed window to front aspect, laminated flooring & radiator.

BEDROOM TWO:

12' 0" x 8' 10" (3.66m x 2.69m)
Laminated flooring, radiator and double glazed

window to rear aspect.

BEDROOM THREE:

6' 8" x 6' 5" (2.03m x 1.96m)
Laminated flooring, radiator and double glazed window to front aspect.

FAMILY BATHROOM:

Comprising fitted suite, paneled tiled bath with additional Triton shower wash basin with mixer taps, low flush wc, tiled flooring, partly tiled walls, built-in cupboard, radiator and Upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Off street parking for vehicles, lawn area & drive leading to double garage combining workshop.

REAR:

Patio area leading onto the additional garden areas, exterior tap, access to garages combining workshop.

GARAGE ONE:

25' 0" x 10' 0" (7.62m x 3.05m)

GARAGE TWO:

12' 0" x 8' 10" (3.66m x 2.69m)

WORKSHOP:

9' 5" x 9' 0" (2.87m x 2.74m)

GARAGES-WORKSHOP:

Double Garages combining Workshop, power & lighting, door access leading to the front & rear gardens and access leading to main house and shower-wetroom.

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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SHOWER-WETROOM-WC:

Wash basin, wet room combining shower, wc, painted walls, plumbed for washing machine and window to side aspect.

ADDITIONAL INFORMATION:

The Property is located within this popular Residential Turning being a no through traffic- Cul de Sac. The Property having access to a Choice of Rail Station Leading to London's Liverpool Street Station.

Local Bus Routes Leading to Edmonton Green and beyond also to Waltham Cross local schooling a number of independent retailers of Super Markets, Newsagents, Coffee Bars, Restaurants and Chemists. In our opinion the Property having Excellent Scope for Redevelopment or Extending the Property in making the property a Generous Sized Family Home ideal for Two Separate Families (subject to Planning & Building Regulation Approval & Permissions) or Multiple Occupancy subject to regulations.

Please Note :

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property-dwelling including extensions to the property or any change/s of use externally-internally to the present or future.

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Please note this will need to be confirmed & advised & clarified by all prospective purchasers own investigations or enquires or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated members within Church's do not, nor take any liability or responsibility to any cost's to the present or any future proceedings of the transaction. Please note until the unconditional exchange of contracts by the instructed solicitors, parties have the right to withdraw. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed solicitors.

The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

*Please be aware The Estate Agents Terms & Conditions will apply & in purchasing the property. **THE MONEY LAUNDERING REGULATIONS WILL APPLY:** Intending purchasers will be asked to produce identifications documentation to proceedings. We would ask for your co-operation in order that there will be no delay in producing the documentations. This could delay agreeing proceedings*.

*Please Note: The Property is being Marketed with a Guide Price & Offers In Excess of £600,000.00.

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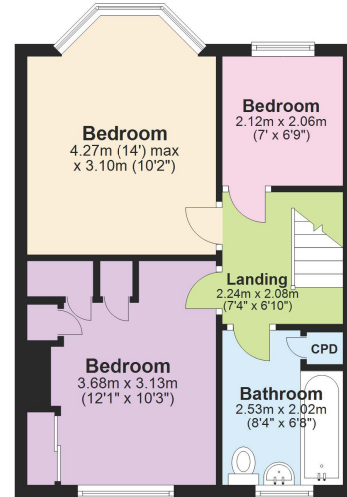
Ground Floor

Approx. 110.8 sq. metres (1193.2 sq. feet)



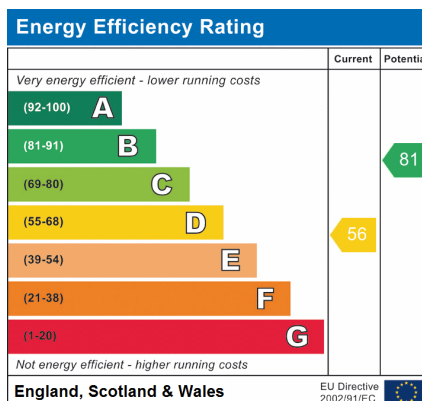
First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 148.3 sq. metres (1596.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.



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