

HALDANE CLOSE, ENFIELD ISLAND VILLAGE EN3



IDEAL PROJECT & AN EXCELLENT OPPORTUNITY..! THIS REALISTICALLY PRICED DETACHED FAMILY HOME IN NEED OF REFURBISHMENT, Set within This SOUGHT AFTER & DESIRABLE CUL-DE-SAC Backing onto Fields & River. Also having Access to the POPULAR LEA VALLEY PARK-RIVER LEA with its WALKWAYS & BIKE TRAILS, POPULAR with CYCLIST & JOGGERS. The Property is Located within Access to RAIL STATION LEADING To TOTTENHAM HALE, LONDON'S LIVERPOOL STREET STATION & TUBE CONNECTION For The PICCADILLY LINE.

Featuring En-Suite, Further Two Toilets, TWO RECEPTIONS, Conservatory, SUN LOUNGE, Gas Central Heating, DOUBLE GARAGE with Ample Parking. In Our Opinion EXCELLENT PURCHASE FOR A FAMILY HOME, Having FURTHER SCOPE (Subject To Legal Planning Permission) In Creating GENEROUS SIZED FAMILY HOME For DUAL FAMILY LIVING.

CHAIN FREE - HIGHLY RECOMMENDED..!

OFFERS IN EXCESS OF £500,000 FREEHOLD

PROPERTY DETAILS:**ENTRANCE:**

Via porch leading to main reception door & reception hallway.

RECEPTION HALLWAY:

13' 0" x 9' 0" (3.96m x 2.74m)
Radiator, stairs to first floor landing, coving to ceiling, double doors to lounge & doors to kitchen, ground floor cloakroom & dining room.

GROUND FLOOR CLOAKROOM

Low flush wc, wash hand basin, radiator & window to front aspect.

LOUNGE:

24' 0" x 12' 0" (7.32m x 3.66m Into Bay)
Feature fire, coving to ceiling, radiators, window to front aspect, sliding door leading into conservatory & arch into dining room.

CONSERVATORY:

18' 0" x 9' 5" (5.49m x 2.87m)
Pitched roof, double radiators, air conditioning unit (Not Tested), tiled flooring & double doors leading into the rear gardens.

DINING ROOM:

11' 5" x 9' 5" (3.48m x 2.87m)
Radiator, coving to ceiling & sliding door leading into the conservatory.

KITCHEN:

13' 0" x 7' 10" (3.96m x 2.39m)
Units to base & eye level with worktop surfaces, one and a half bowl sink unit with mixer taps, built-in hob, oven with extractor fan above, wall mounted Worcester boiler, partly tiled walls, window to rear aspect & door leading into the gardens.

FIRST FLOOR LANDING:

6' 0" x 7' 5" (1.83m x 2.26m)
Radiator & doors to bedrooms and family bathroom & window to front aspect.

MASTER BEDROOM:

12' 4" x 10' 5" (3.76m x 3.17m) Excluding Fitted Wardrobes, radiator, window to rear aspect and door to en-suite.

EN-SUITE:

7' 0" x 4' 5" (2.13m x 1.35m)
Comprising walk-in shower, low flush wc, wash hand basin, partly tiles & window to side aspect.

BEDROOM TWO:

12' 0" x 9' 5" (3.66m x 2.87m)
Coving to ceiling, radiator and window to rear aspect.

BEDROOM THREE:

11' 5" x 7' 10" (3.48m x 2.39m)
Window to front aspect, radiator and coving to ceiling.

BEDROOM FOUR:

8' 5" x 7' 10" (2.57m x 2.39m)
Radiators, window to rear aspect and coving to ceiling.

FAMILY BATHROOM:

Comprising 5 piece bathroom suite, corner panelled bath with mixer taps with additional shower, low flush wc, wash basin, tiled walls, spot lighting and window to front aspect.

EXTERIOR:**FRONT:**

Lawn area with block paved driveway leading to double garage & gated access to rear gardens.

REAR:

Partly laid to lawn with gazebo, shrub borders, door

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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access to double garage & Upvc double glazed Sun Lounge.

DOUBLE GARAGE:

Pitched roof, up & over door.

ADDITIONAL NOTES:

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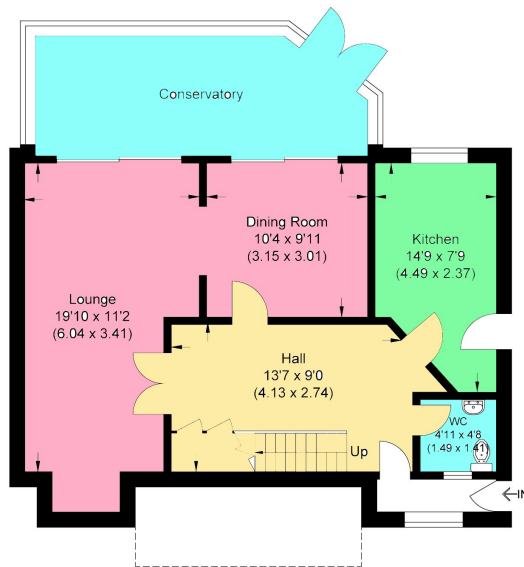
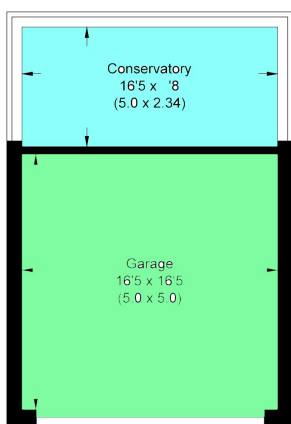
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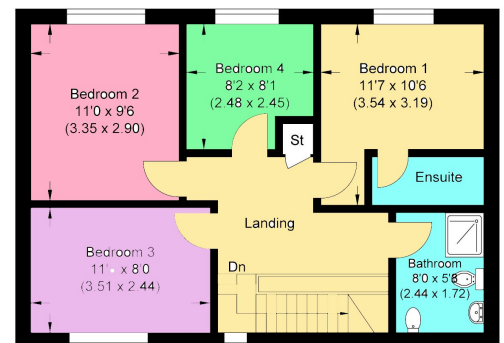
Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

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Approximate Gross Internal Area
 139.08 sq m / 1497.04 sq ft
 (Excludes Garage)
 Garage Area 25.0 sq m / 269.09 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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