

MONROE CRESCENT, ENFIELD EN1



****AMAZING OPPORTUNITY & NOT TO BE MISSED** **This EXQUISITE FAMILY HOME**

OFFERING OPTIMUM LUXURY** Alongside Versatile Living Areas, **HIGH SPECIFICATION** with **STYLISH** Open Living Throughout. The Property being **IMMACULATE THROUGHOUT **HIGH END STUNNING BESPOKE KITCHEN - FAMILY with FAMILY ENTERTAINING AREA**** Bespoke Fittings. Stylish **EN-Suite to MASTER BEDROOM. 5-Piece Bi-Folding Fully Opening Doors** Leading into the Immaculate Presented Gardens Perfect for Relaxing Along with Alfresco Entertaining Throughout the Year.

THE FEATURES to include ****HIGH SPECIFICATION MIELE APPLIANCES**** Herringbone Style **WOODEN FLOORING**, Modified to a ****HIGH STANDARD & FITTING****. **MAINTAINED TO AN EXCELLENT** Standard by its Current Owners. ****EXECPTIONAL OUT BUILDING - ANNEX**** **STUNNING** Family Bathroom Suite & The Convenience of having Off **STREET PARKING** For a Number of Vehicles.

Situated within this ****MOST SOUGHT AFTER RESIDENTIAL TURNING**** In Our Opinion Quite but yet conveniently located for Local Shopping Facilities, ****TRANSPORT LINKS**** Red Bus Routes, ****Rail Stations** Leading into Tottenham Hale & The City of London Liverpool Street Station with Tube Connections ******, Accessible Roads Routes A10 London & M25. Local Schooling for All Ages, **ACCESS** to The **POPULAR FAMILY PARK LANDS** of Forty Hall and Hilly Fields. ****RARELY AVAILABLE MUST BE SEEN** **STUNNING** APPOINTMENTS ONLY.**

OFFERS IN EXCESS OF: £700,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE PORCH:

Luxury comprise door leading into the porch, Herringbone Style wooden flooring, radiator and access leading into the reception hallway.

RECPETION HALLWAY:

Radiator, high skirting boards, Herringbone Style wooden flooring, stairs to first floor landing and access leading into the lounge area.

LOUNGE-AREA:

0m x 0m (0' 0" x 0' 0") 22' 10" x 12' 0" (6.96m x 3.66m -Narrowing to 9'0)

In our opinion. entertaining living space, maintained to a immaculate condition, featuring marble fire mantle with cast iron fire place, spotlighting, UPVC bay fronted windows to front aspect with shutters and Bespoke double doors opening onto the kitchen family area and feature wooden panelling.

KITCHEN-FAMILY ROOM:

In our opinion, this unique living space is finished to an impeccable standard to specification with high end appliances. To many features just to name a few, Bespoke lighting, high end fitted units combining granite- quarts worktop surfaces with wood affect breakfast bar, feature wooden panelling, down lights with additional Bespoke wooden panel to ceiling, mirrored splash backs, porcelain flooring, sink unit with mixer taps and hot tap, worktop, extractor fan to a high end, fitted Miele fitted oven-grill, Miele fitted induction hob combining gas, additional NEFF fitted appliances exceptional Bespoke lighting vertical radiator, underfloor heating, fitted wine fridge, relaxing TV area, 5-Piece Bi folding door with inserted blinds opening onto the rear gardens making the whole are perfect for summer for entertaining family gatherings.

FIRST FLOOR LANDING:

UPVC double glazed window to side aspect, spotlighting, access to loft area and doors leading to all bedrooms.

MASTER BEDROOM ONE:

14' 0" x 11' 0" (4.27m x 3.35m-Narrowing to 9'0)

L shaped room, UPVC double glazed bay to front aspect with shutters, spotlighting, radiator, and door leading into en- suite.

EN-SUITE:

Style suite comprising of floating wash basin with mixer tap, low flush WC, walk-in shower cubicle with mixer taps and shower attachments, tiled flooring, tiled walls, extractor fan, spotlighting and UPVC double glazed window to front aspect with inserted blinds.

BEDROOM TWO:

10' 0" x 8' 0" (3.05m x 2.44m)

Spotlighting, UPVC double glazed window to rear aspect and shutters.

BEDROOM THREE:

6' 5" x 5' 0" (1.96m x 1.52m)

Radiator, spotlighting, UPVC double glazed window to rear aspect and shutters.

FAMILY BATHROOM:

7' 0" x 5' 0" (2.13m x 1.52m)

In our opinion, stunning fitted suite to a high specification throughout, floating wash hand basin with mixer taps, rectangular panelled bath combining with shower attachments, tiled flooring, tiled walls, low flush WC, spotlighting, extractor fan, heated towel rail-radiator, underfloor heating and UPVC double glazed window to aspect with inserted blinds. (The family bathroom is located in the ground floor).

EXTERIOR:

FRONT:

Off street parking for a number of vehicles, side access which leads to the rear gardens.

REAR:

Porcelain tiling, feature lighting, exterior tap, raised brick walls, artificial grass, side gated access and access leading to out building/annex.

OUT BUILDING ANNEX:

In our opinion, finished to an excellent standard and nicely presented kitchen, shower room and ready for home working or living outers for family members or elderly parent/parents, ideal for multiple use within family living accommodation or working environment.

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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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LOUNGE AREA:

15' 0" x 13' 0" (4.57m x 3.96m)

Laminated flooring, spotlighting (Bespoke), modern fitted kitchen units to base and eye level with worktop surfaces, built in fitted appliances, sink unit with mixer taps, built in fitted electric hob, UPVC double glazed windows to aspect, TV point, electric heater and door to.

BEDROOM:

10' 0" x 9' 10" (3.05m x 3.00m)

Laminated flooring, spotlighting, electric heater. UPVC double glazed window to aspect with inserted blinds.

SHOWER ROOM:

9' 0" x 4' 10" (2.74m x 1.47m)

In our opinion, nicely fitted suite comprising walking double shower cubicle with mixer taps-shower head, low flush WC floating wash basin with mixer taps, tiled flooring, tiled walls, heated towel rail and UPVC double glazed window to aspect.

ADDITIONAL NOTES:

Please Note The Property is being Marketed with a Guide Price of in The region of £700,000.00 - £725,000.00 The Offers In Excess Of £700,000.00.

ADDITIONAL INFORMATION:

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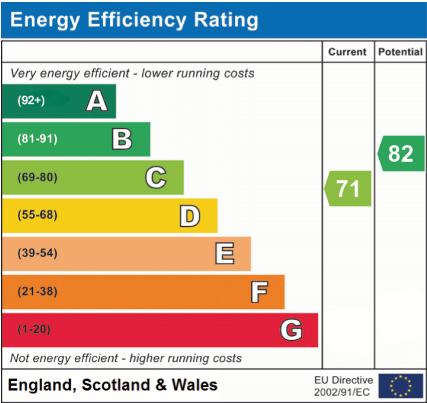


Monroe Crescent Enfield, EN1 4HT

Approximate Gross Internal Floor Area : 106.20 sq m / 1143.12 sq ft
(Excluding Outbuilding)

Outbuilding : 36.50 sq m / 392.88 sq ft

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



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