

CEDAR AVENUE, ENFIELD EN3



STUNNING & RARELY AVAILABLE..! THIS GENEROUS SIZED EXTENDED FAMILY HOME, PRESENTED & FINISHED TO HIGH STANDARD, BOASTING FOUR BEDROOMS, THREE TOILETS, Utility Room, En-Suite to Master Bedroom, Fitted Kitchen-Family Room, Conservatory, Large built Workshop-Work Room, Side Plot-Garden & Off Street Parking. In Our Opinion Beautifully kept by The Current Vendors. VIEWINGS HIGHLY RECOMMENDED.

The Property is Ideally Situated within This Residential Turning, for Local Amenities including Bus Routes, Rail Station Leading to London's Liverpool Street Station with Connections to Stratford Westfield Shopping Complex & Tube Connections. Also having access to Local Schooling For All Ages, local College. AN EXCELLENT PACKAGE NOT TO BE MISSED.

In our Opinion The Property is AN IDEAL PURCHASE (Subject To Planning Permissions & Building Regulations) Work From Home Property or Property Investment for (HMO) House of Multiple Occupancy or for a Property Multiple Family Living & Work From Home. VIEWINGS STRICTLY BY APPOINTMENTS ONLY.

GUIDE PRICE: £625,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE PORCH:

Double glazed door leading into porch, tiled flooring with additional wooden glazed door leading into the reception hallway.

RECEPTION HALLWAY:

7' 10" x 2' 10" (2.39m x 0.86m - L-Shaped)

In Our Opinion Generous Hallway, via hard wood & partly glazed door leading into the reception hallway, radiators, laminated flooring, stairs to first floor landing, doors leading to lounge, kitchen, utility room & ground floor wc.

GROUND FLOOR CLOAKROOM:

Comprising low flush wc, wash hand basin, tiled flooring. extractor fan, heated towel rail & UPVC double glazed window to aspect.

UTILITY ROOM:

5' 10" x 5' 0" (1.78m x 1.52m)

Fitted units, wall mounted gas boiler, water softener, plumbed for washing machine, worktop surfaces & UPVC double glazed window to side aspect.

LOUNGE:

18' 5" x 11' 5" (5.61m x 3.48m - Narrowing to 8'10 Into Bay)

Laminated flooring, 2 x radiators, TV point, Double glazed window to front aspect, & Bi Folding wooden partly glazed doors opening to family room.

FAMILY ROOM:

13' 5" x 11' 0" (4.09m x 3.35m)

Radiator, laminated flooring, open access to kitchen & UPVC double doors leading into the conservatory.

KITCHEN:

10' 0" x 11' 5" (3.05m x 3.48m)

In Our Opinion Nicely Presented & fitted Shaker Style kitchen units with rolled edged worktop surfaces, one and a half bowl sink unit with mixer taps & water filter, SMEG 5 ring gas fitted hob with stainless steel extractor hood, built-in electric oven, partly tiled walls, gloss floor tiling, UPVC double glazed window to rear aspect & open access to the family room-dining area.

CONSERVATORY-SUN LOUNGE:

11' 5" x 10' 10" (3.48m x 3.30m)

In Our Opinion Nicely Finished, offering spacious room over looking

the garden comprising built-in Bespoke Storage Area, laminated flooring, double radiators and underfloor heating, spot lighting, UPVC double glazed to dual aspects & UPVC double glazed door leading to the rear garden.

FIRST FLOOR LANDING:

5' 10" x 4' 5" (1.78m x 1.35m)

Stairs raising to the second floor, doors leading to bedrooms 2,3,4, & family bathroom.

BEDROOM TWO:

11' 5" x 10' 5" (3.48m x 3.17m - Into Bay)

Fitted wardrobes-cupboard, laminated flooring, radiator & Double glazed window to front aspect.

BEDROOM THREE:

10' 10" x 9' 10" (3.30m x 3.00m)

Laminated flooring, radiator, fitted wardrobes & UPVC double glazed window to rear aspect.

BEDROOM FOUR:

9' 10" x 6' 5" (3.00m x 1.96m)

Laminated flooring, radiator & Aluminium Double glazed window to front aspect.

FAMILY BATHROOM:

In Our Opinion Nicely Fitted to High Standard, comprising panelled bath with mixer taps with additional shower mirror head, floating wash basin with mixer taps, low flush wc, marble effect tiling to walls, tiled flooring, fitted mirror, dual UPVC double glazed window to rear aspect.

SECOND FLOOR LANDING:

Leading exclusively to master bedroom.

MASTER BEDROOM:

15' 0" x 12' 0" (4.57m x 3.66m)

Laminated flooring, recess, built-in fitted floor to ceiling wardrobes with built-in cupboards, Velux window to front aspect, double glazed windows to rear aspect & door to.

EN-SUITE:

6' 0" x 4' 5" (1.83m x 1.35m)

In Our Opinion Nicely Fitted to High Standard, comprise walk-in double cubicle with mixer shower unit, heated towel rail, partly tiled walls, tiled flooring & UPVC double glazed window to rear

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

CEDAR AVENUE, ENFIELD, EN3

aspect.

EXTERIOR:

FRONT:

Block paved, paved combing hard standing offering own driveway leading to the rear & workshop, also offering off street parking for vehicles & side driveway-plot allowing vehicle access to works hub.

REAR:

Side - Hard standing allowing vehicle access to workshop & garden.

WORKSHOP:

21' 0" x 20' 0" (6.40m x 6.10m - Narrowing to 12'10") -L-Shaped Block built workshop offering spacious working for multiple uses, sperate fuse box, power-lighting, tiled flooring within separate office room 8'0 x 7'5, also having utility area.

WORK ROOM-STUDY:

10' 0" x 8' 10" (3.05m x 2.69m)
Tiled flooring, uPVC double glazed windows & door. In Our Opinion ideal study room for multiple uses.

ADDITIONAL COMMENTS:

In Our opinion, The Property is Rarely To Good To Miss..! This Sizeable Family home Offering Generous Accommodation Throughout with Further Potential (Subject To Planning Permissions & Regulations Approval) & also having Separate Larger than Average Workshop, Workrooms-Study, ideal Wonderful Opportunity for Multiple Families or Property Investment. Beautifully Presented & Maintained. Highly Recommended Viewing To Avoid Disappointment.

Please Note: The Marketing Figure For Sale is being Marketed with Offers In Excess of £625,000.00 with Guide Price of In The Region Of £625,000.00 - £650,000.00.

ADDITIONAL INFORMATION:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take no liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability

of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. 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 legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

CEDAR AVENUE, ENFIELD, EN3