

## **OSBORNE ROAD, ENFIELD EN3**

**THIS GENEROUS SIZED EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME, Featuring MASTER BEDROOM with SHOWER ROOM to the 2ND FLOOR, Further THREE BEDROOMS & FAMILY BATHROOM to FIRST FLOOR & GENEROUS GROUND FLOOR with EXTENDED FAMILY ROOM. Also Featuring UPVC DOUBLE GLAZING WINDOWS, GAS CENTRAL HEATING, GARAGE, OFF STREET PARKING & GOOD SIZE GARDEN.**

**The Property is Located within This POPULAR RESIDENTIAL TURNING, Yet Conveniently Located to LOCAL AMENITIES & the Vibrant Parades of the HERTFORD ROAD with it's Multiple Independent Retailers, Coffee Bars-Restaurants. Also Access to the nearby RAIL STATION which LEADS TO TOTTENHAM HALE with TUBE CONNECTIONS & Into LONDON'S LIVERPOOL STREET STATION.**

**GUIDE PRICE £565,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Storm porch with tiled flooring leading into main reception hall.

### RECEPTION HALLWAY:

13' 5" x 6' 10" (4.09m x 2.08m) (Narrowing to 4'0)  
Radiator, built-in cupboard, laminated flooring, stairs leading to the first floor & doors leading into lounge - dining room.

### LOUNGE:

15' 1" x 11' 0" (4.60m x 3.35m Into Bay)  
Double glazed Bay window to front aspect, radiator, coving to ceiling, wall light fittings, rose to ceiling and open access to dining area.

### DINING AREA:

13' 0" x 12' 0" (3.96m x 3.66m)  
Coving to ceiling, sliding doors leading into the family room, door leading to kitchen, gas fire and open access into the lounge.

### KITCHEN:

13' 5" x 8' 3" (4.09m x 2.51m)  
Fitted kitchen units to base & eye level with worktop surfaces. one and a half stainless steel sink unit with mixer taps, cooker point, partly tiled walls, coving to ceiling, storage cupboards, doors leading to the family room & side door which leads into the utility area and garage.

### FAMILY ROOM:

17' 0" x 10' 5" (5.18m x 3.17m)  
Exposed floor boards, Upvc double glazed window to rear aspect, radiator & Upvc double glazed door which leads into the patio area and gardens.

### UTILITY AREA:

11' 0" x 5' 5" (3.35m x 1.65m)  
Open access leading to garage and door leading into the rear gardens.

## FIRST FLOOR LANDING:

Built-in cupboard, Upvc double glazed window to side aspect, stairs leading to the second floor landing, doors leading to all bedrooms, bathroom and separate wc.

### BEDROOM ONE:

16' 5" x 11' 0" (5.00m x 3.35m Into Bay)  
Upvc double glazed bay window to front aspect, laminated flooring and radiator.

### BEDROOM TWO:

13' 8" x 12' 0" (4.17m x 3.66m) (Narrowing to 10')  
Fitted wardrobes, laminated flooring, radiator and Upvc double glazed window to rear aspect.

### BEDROOM THREE:

8' 0" x 6' 10" (2.44m x 2.08m)  
Laminated flooring, radiator & Upvc double glazed window to front aspect.

### BATHROOM:

Comprising P-Shaped bathroom with mixer taps & additional shower with s unit, pedestal wash basin, gloss tiled walls, tiled flooring, heated rail and Upvc double glazed window to rear aspect.

### SEPERATE WC:

Low flush wc and Upvc double glazed window to side aspect.

## 2ND FLOOR LANDING:

Upvc double glazed window to side aspect, doors leading to master bedroom & shower room.

### MASTER BEDROOM:

18' 0" x 12' 0" (5.49m x 3.66m) (Narrowing to 9'0)  
Laminated flooring, dual Velux windows to front aspect, radiator & Upvc double glazed windows to rear aspect, (In our opinion Subject to Building Regulations Scope in converting to two bedrooms or adjoining the shower room.

### SHOWER ROOM:

Comprising modern suite, walk-in shower cubicle with mixer shower, floating wash basin with cupboards under, low flush

#### 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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wc, partly tiled walls, gloss tiled flooring, radiator, extractor fan, spot lighting and Upvc double glazed window to rear aspect.

## EXTERIOR:

### FRONT:

Own drive way leading to garage, shrub borders & off street parking for a number of vehicles.

### REAR:

Paved patio area leading onto the lawn area, shrub borders and exterior lighting.

## ADDITIONAL NOTES:

Please Note: The Property is being marketed with a Guide Price £565,000.00 - £575,000.00 with Offers In Excess Of £565,000.00.

In Our Opinion The Property is An Ideal Family home with Further Scope (Subject To Planning - Building Regulations), for Multiple Family Living or Property Investment (Subject to ) House of Multiple Occupancy HMO. The Property Offering Generous Accommodation on all floors and Generous Gardens with Off Street Parking.

Situated within this Popular Residential Turning, having Access to Local Amenities, easy access to the Hertford Road with its Multiple Retailers, Chemists, Post Office & Supermarkets, Bus Routes to Waltham Cross, Edmonton & Enfield Town. Also nearby Rail Station Leading to Hertfordshire, London Liverpool Street Station & Tottenham Hale Tube Connection.

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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\*.

EPC and Floor Plan has been instructed.

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