

MEADWAY, ENFIELD EN3



**** WONDERFUL OPPORTUNITY ** BEAUTIFULLY PRESENTED ** RARELY AVAILABLE EXTENDED FAMILY HOME ** OFFERING GENEROUS LIVING THROUGHOUT **. Located within this SOUGHT AFTER RESIDENTIAL Turning Having Nearby Local Amenities with A Choice of Independent Retailers, Pharmacy, Supermarkets & Bus Routes along with a choice of RAIL STATIONS LEADING Into CENTRAL LONDON'S LIVERPOOL STREET STATION with TUBE CONNECTIONS at TOTTENHAM HALE & SEVEN SISTERS. Also having Access to A Number Local Schooling for all Ages. ** HIGHLY REGARDED RESIDENTIAL TURNING ****

The Features of THIS FAMILY HOME which benefit from GROUND FLOOR EXTENSION, Including SIDE EXTENDED ANNEX, UPVC Double Glazing, Fitted Kitchen, Gas Central Heating, SELF CONTAINED ONE BEDROOM ANNEX, Southerly-Facing Gardens, and having FURTHER SCOPE (Subject To Planning & Building Regulations) in Extending into the LOFT AREA, Creating Further Bedrooms.

In Our Opinion **AN EXCELLENT PACKAGE & OPPORTUNITY ** IN PURCHASE THIS GENEROUS FAMILY HOME ** Ideally For Multiple Family Living ** VIEWINGS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT **

PRICE: £610,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via partly glazed upvc double glazed door leading into the reception hallway.

RECEPTION HALLWAY:

15' 0" x 5' 0" (4.57m x 1.52m - Narrowing to 2'5)
Laminated flooring, radiator, dado rail, picture rail, understair storage cupboard, stairs to first floor landing, doors leading to lounge, dining area & ground floor shower room.

GROUND FLOOR SHOWER ROOM:

Comprising nicely fitted suite, wash hand basin with mixer taps, low flush wc, walk-in independent shower cubicle with mixer taps, attached shower head, tiled walls, extractor fan, spot lighting, tiled flooring & heated towel rail.

LOUNGE:

14' 5" x 12' 0" (4.39m x 3.66m) Into Usable Bay.
Radiator, upvc double glazed window to front aspect, feature cast iron fire mantle with marble base, picture rail, TV point & laminated flooring.

DINING AREA:

11' 5" x 10' 0" (3.48m x 3.05m)
Fire mantle, picture rail, laminated flooring & open access to leading into the extended kitchen.

EXTENDED KITCHEN-BREAKFAST ROOM:

16' 5" x 11' 5" (5.00m x 3.48m - Narrowing to 8'0)
The extended kitchen having a tiled pitched roof with Velux windows, which offers in our opinion plenty of light, comprising nicely fitted Shaker Style kitchen units to base & eye level with worktop surfaces, display cabinets, four ring gas hob with extractor fan above, electric oven, plumbed for washing machine, spot lighting, tiled flooring, partly tiled walls, upvc double glazed window to rear aspect & upvc double doors leading into the rear gardens.

FIRST FLOOR LANDING:

7' 0" x 4' 0" (2.13m x 1.22m - Narrowing to 2'0)
L-Shaped Landing, access to the loft area, doors leading to all bedrooms & family bathroom with first floor landing landing, upvc double glazed window to side aspect.

BEDROOM ONE:

14' 5" x 10' 5" (4.39m x 3.17m)
Into Usable Bay. Upvc double glazed window to front aspect, picture rail, laminated flooring & feature tiled mantle.

BEDROOM TWO:

11' 8" x 10' 5" (3.56m x 3.17m)
Laminated flooring, picture rail, upvc double glazed window to rear aspect & feature tiled mantle.

BEDROOM THREE:

7' 10" x 7' 0" (2.39m x 2.13m)
Radiator, laminated flooring, picture rail & upvc double glazed window to front aspect.

FAMILY BATHROOM:

8' 0" x 6' 10" (2.44m x 2.08m)
In our opinion nicely fitted & presented suite comprising of panned bath with mixer taps & shower attachments, pedestal wash basin, low flush wc, heated towel rail, tiled styled laminated flooring & upvc double glazed window to rear aspect.

EXTERIOR

FRONT:

Generous gardens to retaining wall.

REAR:

Southerly-facing gardens, patio area leading onto lawn area with trees, shrub borders, exterior tap, exterior lighting, shed & access to the Annex.

ANNEX:

The Annex Benefits from its own Front Entrance Door & Rear Entrance Doors. The Annex is Self Contained, which comprises of KITCHEN-LOUNGE AREA, BEDROOM, SHOWER ROOM. Gas Central Heating & UPVC Double Glazing. In our opinion (subject to planning and the usual building regulation approval along with the local authority approval) Additional Rental or ELDERLY FAMILY MEMBER or SEPARATE WORKING OFFICE.

LOUNGE-KITCHEN AREA:

13' 0" x 8' 10" (3.96m x 2.69m)
Fitted units with stainless steel sink unit with worktop surfaces, laminated flooring, spot lighting & upvc double glazed doors leading into the rear gardens.

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Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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BEDROOM ONE:

13' 0" x 8' 0" (3.96m x 2.44m)

Radiator, laminated flooring, spot lighting & upvc double glazed window to front aspect.

SHOWER ROOM:

Comprising walk-in shower cubicle with basin with mixer taps, low flush wc, extractor fan, Velux window & radiator.

ADDITIONAL ESTATE AGENTS NOTES:

In Our Opinion The Property has been maintained & presented to An Excellent Standard & Generous Accommodation Throughout for Multiple Family Living. The Property is set within This Popular & Sought After Turning, benefiting from access to all Local Amenities & Public Transport including a choice of Rail Stations. A Wonderful Opportunity..!

Please Note the property is Being Marketed with Offers in the Region Of & With Offers In Excess of £610,000.00.

ADDITIONAL INFORMATION:

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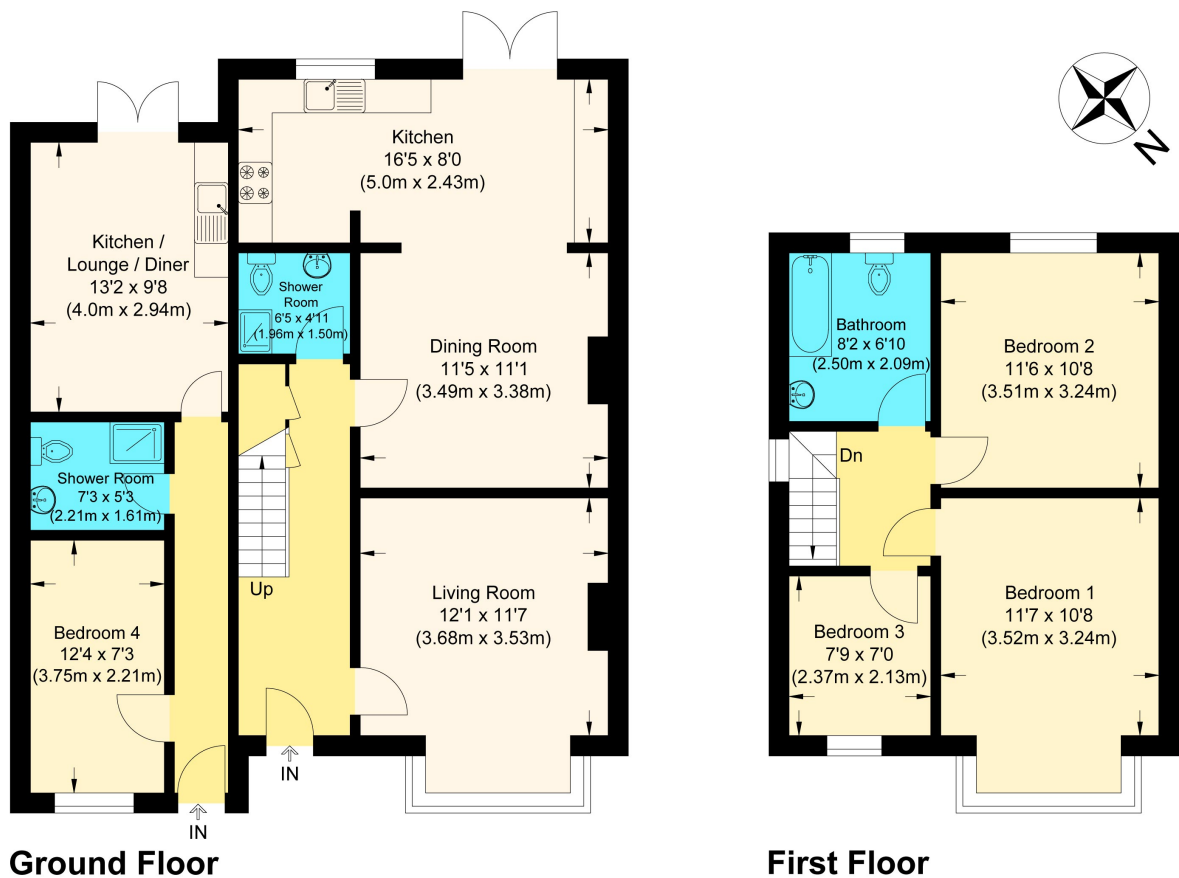
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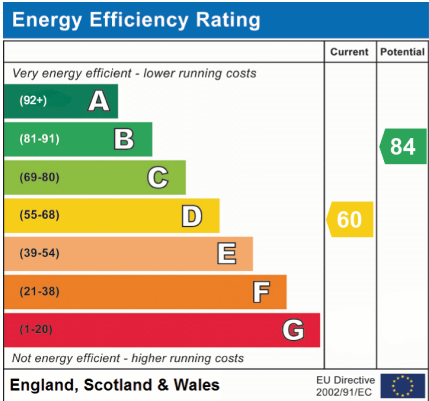
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Approximate Gross Internal Floor Area : 126.30 sq m / 1359.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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