

## SWAN WAY, ENFIELD EN3



**EXCELLENT OPPORTUNITY..! GUIDE PRICE THIS DOUBLE STOREY EXTENDED LARGER THAN AVERAGE THREE DOUBLE BEDROOM FAMILY HOME. Featuring TWO RECEPTIONS, FITTED KITCHEN, GROUND FLOOR TOILET-WC, FIRST FLOOR FAMILY BATHROOM, UPVC Double Glazing, Gas Central Heating, Own Driveway Leading to GARAGE & Off Street Parking. The Property also benefiting with Further Scope (Subject to Planning & Building Regulations) in EXTENDING into the LOFT AREA or to the SIDE In Creating Further Living Accommodation. Ideal for Multiple Family Living. VIEWING HIGHLY RECOMMENDED..!**

The Property is Situated within THIS POPULAR & SOUGHT AFTER RESIDENTIAL TURNING In Our Opinion Easy Access to Local Amenities with Multiple RETAILERS, COFFEE BARS, RESTAURANTS, SUPERMARKETS, CHEMISTS, Nearby RETAIL PARKS, LOCAL SCHOOLING, PARKLANDS, BUS ROUTES LEADING to EDMONTON, ENFIELD TOWN & Beyond. A choice of RAIL STATIONS LEADING to LIVERPOOL STREET STATION with TUBE CONNECTION PICCADILLY LINE at TOTTENHAM HALE. To Avoid Disappointment Contact Our Office.

**GUIDE PRICE £500,000 FREEHOLD**

## PROPERTY DETAILS:

### ENTRANCE-RECEPTION HALLWAY:

15' 0" x 5' 5" (4.57m x 1.65m Narrowing to 3'0)  
Gloss tiled flooring, radiator, coving to ceiling, rose to ceiling, doors leading to two receptions, lounge & family room, kitchen, ground floor cloakroom wc, stairs to first floor landing & stained glass window to front aspect.

### GROUND FLOOR WC:

Comprising low flush wc, wash basin, partly tiled walls, coving to ceiling, radiator. gloss tiled flooring, shaver point & Upvc double glazed window to side aspect.

### LOUNGE (RECEPTION1)

12' 10" x 12' 0" (3.91m x 3.66m)  
Laminated flooring, dado rail, coving to ceiling, rose to ceiling, radiator & Upvc double glazed windows to front aspect.

### FAMILY ROOM (RECEPTION 2)

19' 3" x 12' 3" (5.87m x 3.73m Narrowing to 8'9)  
L-Shaped Room, offering dining area combining family room with views over the rear patio-gardens, laminated flooring, coving to ceiling, rose to ceiling, radiator, dado rail, double glazed sliding doors leading into the rear gardens & access to kitchen.

### KITCHEN:

15' 0" x 8' 10" (4.57m x 2.69m Narrowing to 6'0)  
Fitted kitchen units to base eye level with worktop surfaces, one and a half bowl stainless steel sink with mixer taps, built-in 4 ring gas hob with stainless steel extractor hood, built-in oven, plumbed for appliances, partly tiled walls, coving to ceiling, wall mounted Valliant gas boiler, radiator, Upvc double glazed window to rear aspect, double glazed door leading to the side garden & doors which leads into family room-dinning area & reception hall.

### FIRST FLOOR LANDING:

Access to the loft area, Upvc double glazed window to

side aspect, coving to ceiling, doors leading to all bedrooms & family bathroom.

### BEDROOM ONE:

11' 10" x 10' 10" (3.61m x 3.30m)  
Laminated flooring, coving to ceiling. rose to ceiling, radiator, Upvc double glazed window to front aspect & radiator.

### BEDROOM TWO:

11' 10" x 9' 0" (3.61m x 2.74m)  
Laminated flooring, radiator, coving to ceiling, rose to ceiling & Upvc double glazed window to rear aspect.

### BEDROOM THREE:

15' 5" x 8' 7" (4.70m x 2.62m Narrowing to 6'0)  
L-Shaped Bedroom, laminated flooring, coving to ceiling, rose to ceiling, radiator & Upvc double glazed window to rear aspect.

### FAMILY BATHROOM:

Comprising fitted suite with paneled bath with mixer taps & shower attachments, low flush wc, wash basin with cupboard under, tiled flooring, tiled walls with feature tiling, radiator, dual Upvc double glazed windows to side & front aspect.

### EXTERIOR:

#### FRONT:

Offering off street parking for vehicles, lawn area with borders, side gated access leading to the rear gardens & garage.

#### REAR:

Patio area leading onto the lawn area, mature trees-shrubs, brick built raised border, exterior tap, exterior lighting, side access leading to double gates to the front gardens. In Our Opinion secluded gardens & being larger than average.

#### 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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## GARAGE:

15' 0" x 7' 0" (4.57m x 2.13m)

Up & over door, power point and lighting.

## ADDITIONAL NOTES:

In Our Opinion The Property is An Excellent Opportunity to purchase This Double Extended Two Storey Family Home with Further Scope In Creating (Subject to Planning & Building Regulations Approval) A Generous Sized Family Home for more than One Family Living or Property Investment Subject to Licenses House of Multiple Occupancy (HMO). Great Package.

Located within Access to local Amenities with Multiple Retailers, Bus Transportation Links-Routes, Rail Stations of Brimsdown & Southbury Road both Leading Into London Liverpool Street Station & Tube connections. Excellent Choice. Viewings Strictly By Contacting Church's

### Please Note :

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The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

\*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\*.

Please Note: The Property is being Marketed with a Guide Price Of £500,000.00 with Offers In Excess Of £510,000.00 - £520,000.00.

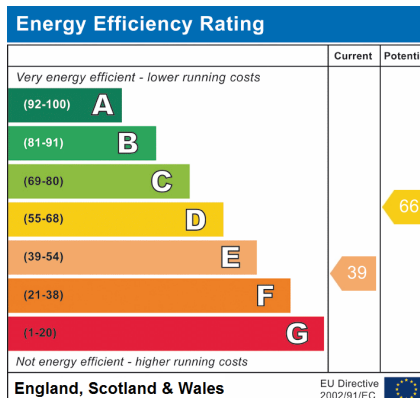
# SWAN WAY, ENFIELD, EN3

Swan Way,  
Enfield, EN9

Approximate Gross Internal Area = 1047 sq ft / 97.27 sqm  
 Approximate Garden Area = 2252 sq ft / 209.21 sqm  
 Approximate Garage Area = 145 sq ft / 13.47 sqm



Measured in accordance with RICS guidelines.  
 This floor plan is for illustrative purposes only  
 and must not be relied upon as a statement of fact.  
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