

BURY STREET WEST, LONDON, LONDON N9



THIS THREE BEDROOM BAY FRONTED END OF TERRACE FAMILY HOME. In Our Opinion Larger than Average FEATURING TWO RECEPTIONS, SUN LOUNGE, GROUND FLOOR Wc & FIRST FLOOR Bathroom. Having FURTHER SCOPE (Subject to Planning & Building Permissions) Extending into the Loft Area Creating Master Bedroom & En-Suite & Ground Floor by Increasing the LIVING ACCOMMODATION Throughout. GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, CONSERVATORY-SUN LOUNGE & GARAGE via Service Road.

Located on the edge of N21 Borders Access to LOCAL SCHOOLING, LOCAL AMENITIES, BUS ROUTES, Variety of Independents RETAILERS, Nearby RETAIL PARKS, PARKLANDS & GOLF CLUB with ROAD ROUTES Leading to WINCHMORE HILL, PALMERS GREEN, BUSH HILL PARK & ENFIELD TOWN.

In Our Opinion OFFERING GENEROUS SIZED ACCOMMODATION with its High Ceilings & Already Spacious Rooms throughout the property. An Excellent OPPORTUNITY to purchase this future FAMILY HOME. CHAIN FREE & NO UPWARD CHAIN Keys Held. Contact The Enfield Office...!

OFFERS IN EXCESS OF £475,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

15' x 6' (4.57m x 1.83m - Narrowing to 3'0)
Via Upvc feature door leading into the reception hall.

RECEPTION ONE:

16' x 12' (4.88m x 3.66m Into Bay)
High skirting boards, coving to ceiling, radiator, gas fire & Upvc double glazed bay window to front aspect.

RECEPTION TWO:

13' x 10' 10" (3.96m x 3.30m)
Radiator, high skirting boards & Upvc double glazed door leading into the Lean-To, Conservatory.

KITCHEN:

9' x 7' 5" (2.74m x 2.26m)
Range of units to base & eye level with worktop surfaces, single stainless steel sink unit with mixer taps, plumbed for washing machine, coving to ceiling, cooker points & double glazed door leading into the Lean-To, Conservatory.

LEAN-TO CONSERVATORY:

17' x 6' 10" (5.18m x 2.08m)
Upvc double glazed windows, Upvc double glazed door leading into the rear garden, side pedestrian access & door leading to ground floor wc.

GROUND FLOOR WC:

Comprising low flush wc & Upvc double glazed window to rear aspect.

FIRST FLOOR LANDING:

8' x 5' (2.44m x 1.52m Narrowing to 3'5)
Access to loft area, coving to ceiling & double glazed window to side aspect.

BEDROOM ONE:

14' x 11' (4.27m x 3.35m Into Bay)

Built-in cupboards, high skirting boards, radiator & Upvc double glazed window to front aspect.

BEDROOM TWO:

13' x 9' 5" (3.96m x 2.87m To Chimney Breast)
High Skirting boards, built-in cupboards & Upvc double glazed window to rear aspect.

BEDROOM THREE:

10' 5" x 6' 10" (3.18m x 2.08m Into Bay)
High skirting boards, Radiator & Upvc double glazed bay window to front aspect.

BATHROOM:

Comprising panelled bath with mixer taps & shower attachments, pedestal wash basin, radiator, tiled walls, built-in cupboard housing immersion tank & double glazed window to rear aspect.

SEPERATE WC:

Low flush wc, partly tiled walls & double glazed window to rear aspect.

EXTERIOR:

FRONT:

Block paved with flower borders & side pedestrian access leading to the rear garden.

REAR:

Mainly laid to lawn with flower borders, exterior tap, shed, garage-workshop and rear vehicle access.

ADDITIONAL INFORMATION-NOTES:

The Property is An Excellent Opportunity In Our Opinion to Create an Extended Generous Sized Family Home (Subject to Planning Permissions & Building Regulations) by Extending the Rear Ground Floor In Creating Family Kitchen Dining Area & Extending Upwards into the Loft Area in making Further Bedrooms or Master Room with

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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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En-suite making of a Charming Family Home.

Located to Local Amenities with access to Winchmore Hill, Enfield Town Shopping Facilities & Town Centre with Nearby Schooling & Bus Routes.

Please Note :

Please Note : Church's Residential Sales or any Parties connected to Church's Residential Sales or Church's Residential Lettings, take no liability or responsibility to any of the mentioned content within the brochure or to any of the mentioned wording or figures or measurements within the property brochure or any marketing material. All photographs are for illustration purchase only.

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All Fixtures & Fittings are to be confirmed & or agreed by the instructed solicitors of each party to proceedings. Church's Residential Ltd are not liable or accept any liability to fixtures or fittings.

Please note this will need to be confirmed & advised & clarified by all prospective purchasers own investigations or enquires or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated members within Church's do not, nor take any liability or responsibility to any cost's to the present or any future proceedings of the transaction. Please note until the unconditional exchange of contracts by the instructed solicitors, parties have the right to withdraw. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be

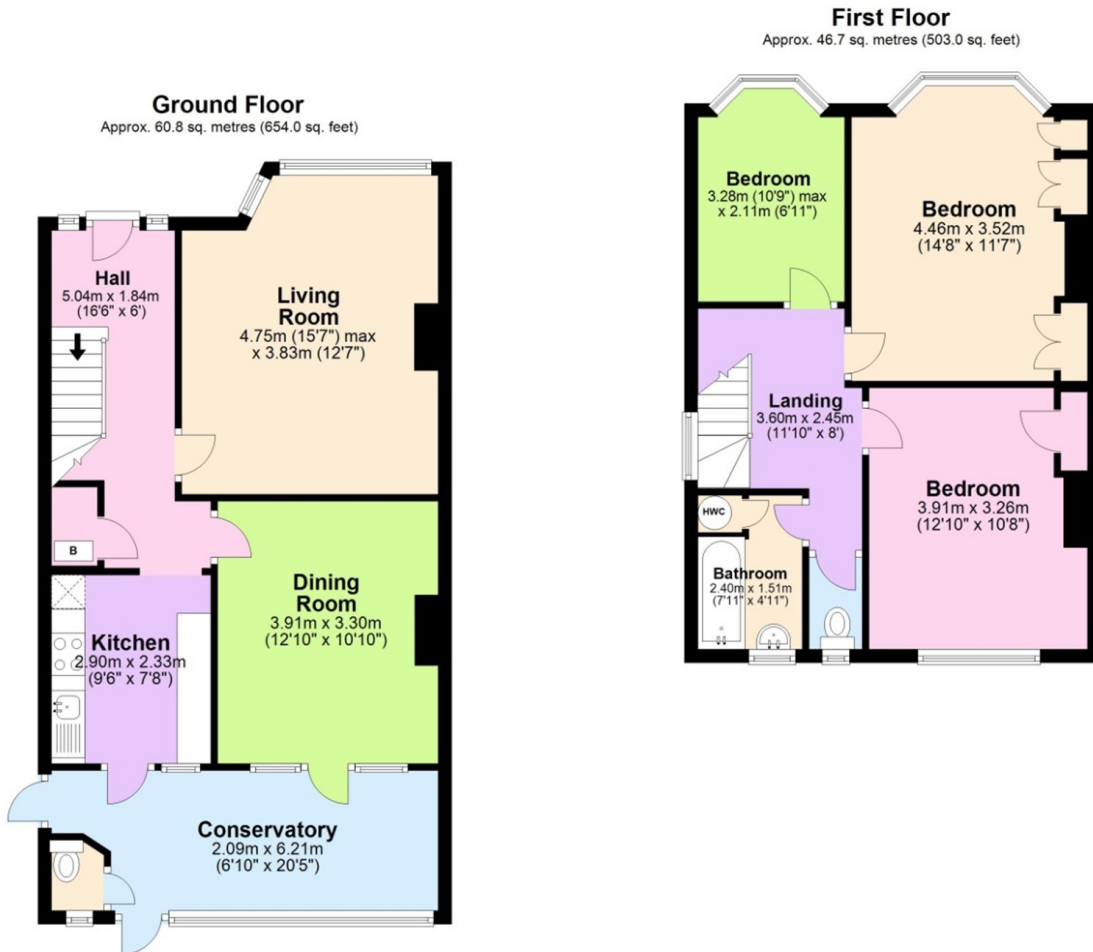
confirmed by applicants own investigations or instructed solicitors.

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 & will apply The Anti Money Laundry Regulations.

** Please Note: The Property is being Marketed with a Sales Guide Figure with in the Region of £475,000.00 above. The Offers In Excess of £475,000.00**

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Total area: approx. 107.5 sq. metres (1157.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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