

## STONELEIGH AVENUE, ENFIELD EN1



**UNEXPECTEDLY BACK ON THE MARKET AVAILABLE NOW..! Realistically Priced and IDEAL OPPORTUNITY..! READY TO MOVE INTO This SPACIOUS NICELY PRESENTED & HIGH SPECIFICATION Throughout Starter FAMILY HOME. Featuring UNDER FLOOR HEATING, FITTED KITCHEN, FITTED MODERN BATHROOM & Ground Floor Cloakroom & Block Paved Gardens, GAS CENTRAL HEATING remaining New Home Warranty\* In Our Opinion In EXCELLENT CONDITION & READY TO MOVE IN. Excellent Package.**

**Located within this Poplar RESIDENTIAL EN1 TURNING. Choice of Shopping Facilities to the NEARBY RETAIL PARKS & the Vibrant Shopping Parades on the HERTFORD ROAD with its Mixture of Retailers & Chemists. The RAIL STATION LEADING to TOTTENHAM HALE with TUBE CONNECTION & Leading into LONDON's LIVERPOOL STREET STATION. BUS ROUTES to EDMONTON & ENFIELD TOWN.**

**In Our Opinion The Property Offers an Excellent Opportunity For First Time Families or Rental Property Investment. \*The Demand Currently is High - Achievable Figures of in The Region of £1650.00 - £1750.00\* VIEWING HIGHLY RECOMMENDED.**

**OFFERS IN EXCESS OF £405,000 FREEHOLD**

**PROPERTY DETAILS:****RECEPTION PORCH:**

5' 5" x 3' 0" (1.65m x 0.91m)

Double glazed door leading into the reception porch with additional internal door leading to:

**LOUNGE:**

20' 10" x 10' 5" (6.35m x 3.17m)

The Lounge Offers Generous Open Plan Family Area with under floor heating, upvc double glazed window to front aspect, laminated wooden flooring, under stairs storage cupboard, spot lighting to ceilings, upvc double glazed windows to side aspect & access leading into kitchen family room.

Also the scope if preferred to separate the two spaces of the Lounge-Family Room by placing feature Bi-Folding doors.

**KITCHEN-FAMILY ROOM:**

13' 10" x 13' 5" (4.22m x 4.09m) (Narrowing to 11')

In Our opinion Offers Generous & Airey Space with feature Velux Window for Further Natural Light & Fitted to an High Specification in White Gloss Modern Handless Kitchen with High Speciation Worktop Surfaces Incorporating Breakfast Bar, with built-in oven & hob with extractor hood, built-in microwave and fitted fridge freezer, spot lighting to ceilings, laminated wooden flooring, upvc double glazed doors opening and leading into the rear gardens.

**GROUND FLOOR CLOAKROOM:**

6' 4" x 4' 0" (1.93m x 1.22m)

Fitted modern suite comprising wash basin with chrome taps, low flush wc, spot lighting to ceiling, tiled flooring and matching partly tiled walls.

**FIRST FLOOR LANDING:**

Access to loft area with doors leading to all bedroom and family bathroom.

**BEDROOM ONE:**

13' 3" x 11' 0" (4.04m x 3.35m)

Upvc double glazed window to rear aspect and radiator.

**BEDROOM TWO:**

13' 3" x 10' 0" (4.04m x 3.05m) (Narrowing to 6'8 into recess)

Dual upvc double glazed windows to front aspect and radiator.

**BATHROOM:**

Comprising modern fitted suite, tiled panelled bath with chrome mixer taps & attachments, wash basin, low flush wc, chrome heated towel rail, tiled flooring with matching tiled walls, upvc double glazed window to side aspect and extractor fan.

**EXTERIOR:**

Off street parking with to front elevation and rear gardens.

**ADDITIONAL NOTES:**

Ideal Opportunity to Purchase This Exclusive Family Home within This Popular Residential Turning in EN1. In Our Opinion Offering Excellent Specification Throughout & Ideally Suiting First Time Buyers or Indeed Investors to add to their existing portfolio. Ready To Move Into..!

Access to Enfield Towns Vibrant Town Centre with its range of Retailers, Coffee Bars, Restaurants, Rail Station Leading Into London's Liverpool Street Station with Under Ground Connection at Tottenham Hale Station & also having access to Red Bus Routes Leading to Southgate & Oakwood Tube Stations & beyond.

Also Situated within access to the nearby Retails Parks with its choice of High Street Retailers consisting of Next Home, Carphone Warehouse, choice of Food Stores, PC Worlds, Boots, Nando's, Leisure Centre, Costa Coffee, Local Schooling & Parklands of Forty Hall.

Please Note:

**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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The Marketing Price is with Offers In Excess Of £405,000.00 - £410,000.00.

\* We are lead to believe & advised, remaining New Homes Warranty this will require confirmation by prospective purchasers solicitors-conveyancers.

\*The Monthly Rental Achievable Figures are subject to Current Market Demand Activity Levels and Including the London Housing Allowance\*

## ADDITIONAL INFORMATION:

Please Note :

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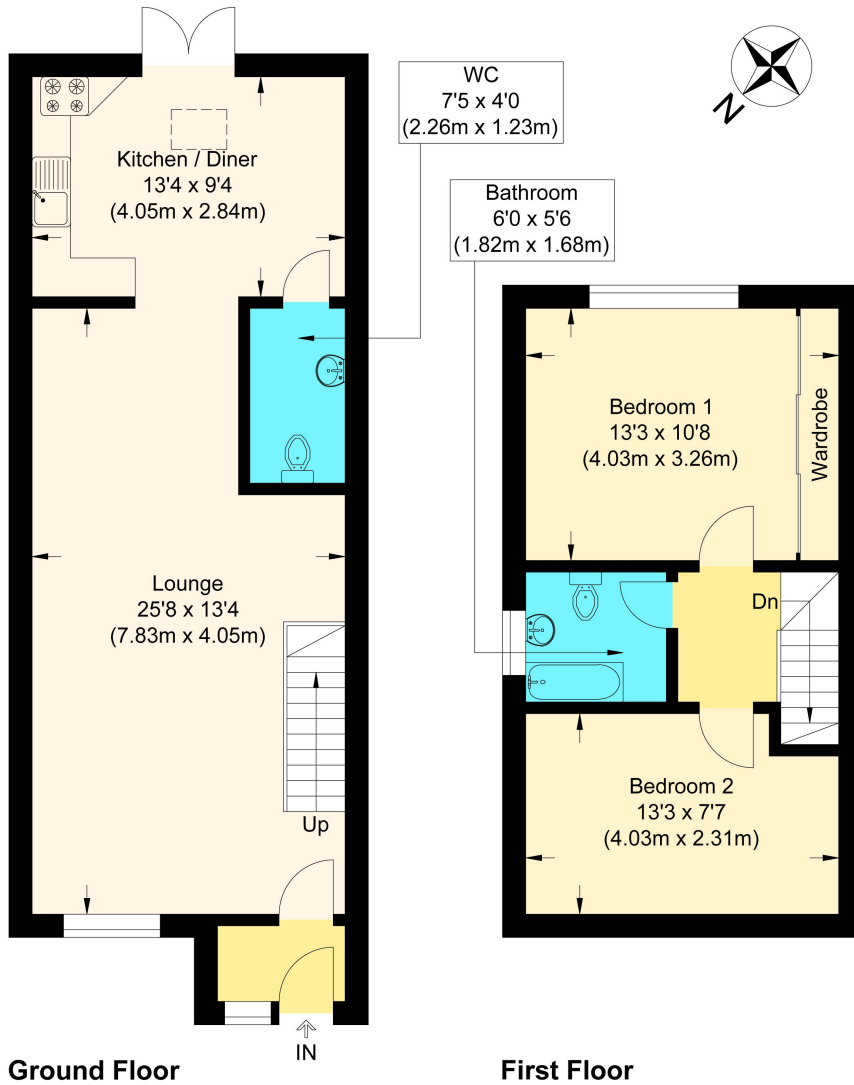
Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

Please note all administrations to sale or purchase

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# STONELEIGH AVENUE, ENFIELD, EN1



## Stoneleigh Avenue, Enfield EN3 4HJ

Approximate Gross Internal Floor Area : 77.40 sq m / 833.12 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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