

GARFIELD ROAD, ENFIELD EN3



EXCELLENT OPPORTUNITY..! FOR SALE THIS EXTENDED 1930'S STYLE FAMILY HOME. Featuring EXTENDED KITCHEN & DINING FAMILY ROOM, CONSERVATORY, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, TWO RECEPTIONS & FIRST FLOOR SHOWER ROOM. Also having Further Scope (Subject To Planning & Building Regulations) by Extending into the Loft Area Cresting Further Rooms. In Our Opinion Ideal FIRST FAMILY HOME or RENTAL PROPERTY. Keys Held For Viewings.

The Property is Located within this POPULAR RESIDENTIAL TURNING, yet conveniently accessible to Local Shopping Facilities of PONDERS END HIGH STREET, PONDERS END & SOUTHBURY ROAD RAIL STATION, both Leading to LONDON'S LIVERPOOL STREET STATION, BUS ROUTES Leading to EDMONTON GREEN & BEYOND & ENFIELD TOWN with Road Routes to a number of directions. VIEWING RECOMMENDED, CONTACT OUR ENFIELD OFFICE.

OFFERS IN REGION OF £425,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via Upvc double glazed door leading into porch, tiled flooring and additional double doors leading into the reception hall.

RECEPTION HALL:

12' 0" x 5' 3" (3.66m x 1.60m - Narrowing to 2'5)
Under stair cupboard, stairs to first landing, laminated flooring, radiator & doors leading to lounge, dining room-family room and kitchen.

LOUNGE:

12' 5" x 10' 5" (3.78m x 3.17m Excluding Recess)
Laminated flooring, fire mantle, built-in cupboards, radiator & Upvc double glazed window to front aspect.

DINING ROOM:

10' 0" x 8' 7" (3.05m x 2.62m Excluding Recess)
Laminated flooring, radiator, fire mantle & arch allowing access leading into the family room.

FAMILY ROOM:

11' 5" x 10' 0" (3.48m x 3.05m)
Laminated flooring, radiator and double doors leading into the conservatory.

CONSERVATORY:

10' 5" x 8' 0" (3.17m x 2.44m)
Upvc conservatory, tiled flooring & Upvc double glazed door opening onto the rear gardens.

KITCHEN:

14' 10" x 5' 10" (4.52m x 1.78m - Narrowing to 5'0)
Range of units to base & eye level with additional display cabinets, worktop surfaces, cooker point, single stainless steel unit with mixer taps, tiled flooring, wood panelling & door leading into lean to.

LEAN TO:

Plumbed for washing machine, tiled flooring & door leading into the rear gardens.

FIRST FLOOR LANDING:

Access to loft area, doors to all bedrooms, shower room and laminated flooring.

BEDROOM ONE:

11' 0" x 8' 10" (3.35m x 2.69m To Fitted Wardrobes)
Radiator, laminated flooring and Upvc double glazed window to front aspect..

BEDROOM TWO:

10' 5" x 8' 11" (3.17m x 2.72m To Fitted Wardrobes)
Laminated flooring, radiator and Upvc double glazed window to rear aspect.

BEDROOM THREE:

7' 8" x 5' 10" (2.34m x 1.78m)
Laminated flooring, radiator and Upvc double glazed window to front aspect.

SHOWER ROOM-WET ROOM:

Comprising wet room style shower, low flush wc, wash hand basin with mixer taps, extractor fan, tiled walls, heated towel rail, radiator and Upvc double glazed window to rear aspect.

EXTERIOR:

FRONT:

Blocked paved.

REAR:

Mainly lawn, borders, raised borders, exterior tap and access to workshop.

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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WORKSHOP:

18' 8" x 17' 0" (5.69m x 5.18m)

ADDITIONAL NOTES:

In Our opinion The Property is An Ideal Property Investment with three bedrooms to first floor & front lounge & rear family-dining room by maximising the Property Potential or Family Home with Further Scope (Subject To Planning & Building Regulations) by creating further into the Loft Area. Popular & Sought After Residential Turning & Access to Local Amenities & Rail Stations including Red Bus Routes & Station to Southbury Road.

ADDITIONAL INFORMATION:

Please Note :

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extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

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The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..!
**Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

Please Note: We have been advised the EPC has been instructed and will be carried out on the 24th May 2024.

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