

## BOLEYN AVENUE, ENFIELD EN1



**UNEXPECTEDLY BACK ON THE MARKET AVAILABLE NOW..! EXPECTATIONAL PACKAGE..! THIS FIVE BEDROOM DOUBLE FRONTED EXTENDED FAMILY HOME, Having been Thoughtfully Extended & OFFERING GENEROUS ACCOMMODATION THROUGHOUT. Featuring FITTED KITCHEN-DINING AREA, LOUNGE-FAMILY ROOM, UTILITY ROOM, 3 TOILETS, FIRST FLOOR FAMILY BATHROOM with Additional Shower Room, Generous Gardens & Offering Off Street Parking For A Number of Vehicles. LOCATED WITHIN THIS POPULAR & SOUGH AFTER RESIDENTIAL TURNING having the Post Code EN1.**

**OFFERS EXCELLENT VERSATILITY-OPPORTUNITY FOR HMO (HOUSE OF MULTIPLE OCCUPATION) OR MULTIPLE FAMILY LIVING AS ONE FAMILY, OFFERING GENEROUS ACCOMMODATION THROUGHOUT & In Our Opinion (subject to regulations & conditions) Excellent Property Investment.**

**Conveniently ACCESSIBLE TO LOCAL AMENITIES Local Schooling, Nearby RETAIL SHOPPING PARK with all its HIGH STREET Retailers, RAIL STATION LEADING To TOTTENHAM HALE & LONDON'S LIVERPOOL STREET STATION, Number of BUS ROUTES & Vibrant Shopping Parades to the HERTFORD ROAD, Popular with it's many Retailers. VIEWINGS HIGHLY RECOMMENDED..!**

**OFFERS IN EXCESS OF £600,000 FREEHOLD**

**PROPERTY DETAILS:**

**ENTRANCE:**

Via upvc partly glazed double glazed door leading into inner hallway.

**RECEPTION ENTRANCE:**

Laminated flooring, radiator & open plan to stairs & lounge & family room.

**LOUNGE:**

13' 5" x 12' 10" (4.09m x 3.91m Into Bay)

Laminated flooring, radiator, TV point, open access to dining area-combining family room.

**FAMILY ROOM-DINING AREA:**

16' 10" x 14' 0" (5.13m x 4.27m - Narrowing to 10'10)

Laminated flooring, radiator, under stairs storage cupboard & open access to kitchen diner.

**KITCHEN-DINER:**

22' 0" x 10' 3" (6.71m x 3.12m) 22

Fitted kitchen units to base & eye level with display cabinets, one and a half bowl sink unit with mixer taps, stainless steel 5 ring gas hob, with stainless steel extractor hood, electric oven & microwave, worktop surfaces with partly tiled areas, tiled flooring, dual upvc double glazed window to rear aspect, upvc double doors leading into the rear gardens & doors & access to utility room, lobby & ground floor shower room & garage.

**UTILITY ROOM:**

13' 2" x 8' 9" (4.01m x 2.67m) L-Shaped

Fitted units to base & eye level with additional cooking facilities of electric hob & oven, sink unit with mixer taps, plumbed for washing machine, wall mounted Combi boiler, partly tiled walls, tiled flooring, door leading into side access garden & upvc double glazed window to rear aspect.

**LOBBY:**

Doors leading into the garage & ground floor wc-shower room.

**SHOWER ROOM:**

3' 3" x 2' 8" (0.99m x 0.81m)

comprising walk-in shower cubicle, low flush wc, wash basin, tiled flooring & upvc double glazed window to side & front aspect.

**FIRST FLOOR LANDING:**

L-Shaped landing, spot lighting, access to loft area & doors leading to bedrooms, family bathroom & additional shower room.

**BEDROOM ONE:**

9' 3" x 6' 6" (2.82m x 1.98m)

Radiator, laminated flooring & upvc double glazed bay to front aspect.

**BEDROOM TWO:**

100' 7" x 9' 11" (30.66m x 3.02m)

Laminated flooring, radiator & upvc double glazed window to rear aspect.

**BEDROOM THREE:**

10' 11" x 10' 1" (3.33m x 3.07m)

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

**ADDITIONAL LOBBY:**

6' 0" x 3' 4" (1.83m x 1.02m)

Additional lobby leading to bedrooms 3 & 4 & shower room.

**BEDROOM FOUR:**

9' 3" x 8' 1" (2.82m x 2.46m)

Laminated flooring, radiator & upvc double glazed window to rear aspect.

**BEDROOM FIVE:**

11' 4" x 8' 0" (3.45m x 2.44m)

Laminated flooring, radiator & upvc double glazed window to front aspect.

**FAMILY BATHROOM:**

8' 0" x 7' 0" (2.44m x 2.13m)

Comprising fitted suite with shower cubicle, low flush wc, pedestal wash hand basin with mixer taps and fitted storage cupboards, radiator, spot lighting, marble surfaces, extractor fan & upvc double glazed window to rear aspect.

**ADDITIONAL SHOWER ROOM:**

8' 1" x 6' 3" (2.46m x 1.91m)

Comprising walk-in shower cubicle with mixer taps, wash basin with mixer taps, low flush wc, spot lighting, tiled flooring & upvc double glazed window to side aspect.

**EXTERIOR:**

**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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## FRONT:

Featuring lighting & off street parking for a number of vehicles.

## REAR:

Patio area which leads onto a generous lawn area with mature shrub borders exterior tap & lighting. In our opinion the garden tree generous with ample scope to landscape further.

## GARAGE:

Power & lighting. In our opinion & (Subject To Planning & Building Regulations) the garage is an internal work room/bedroom or family room.

## ADDITIONAL NOTES:

### Please Note:

The Property is being Marketed with a Guide Price £600,000.00-£620,000.00 & Offers In Excess Of £600,000.00.

### Additional Notes :

The property in our opinion, is an deal property investment (subject to planning - building regulations & Licensing) for a property investment of House of Multiple Occupancy HMO with its potential (subject to building regulations-planning & licensing of of 7 - 8 Units prospectively returning a healthy yield.

## ADDITIONAL INFORMATION:

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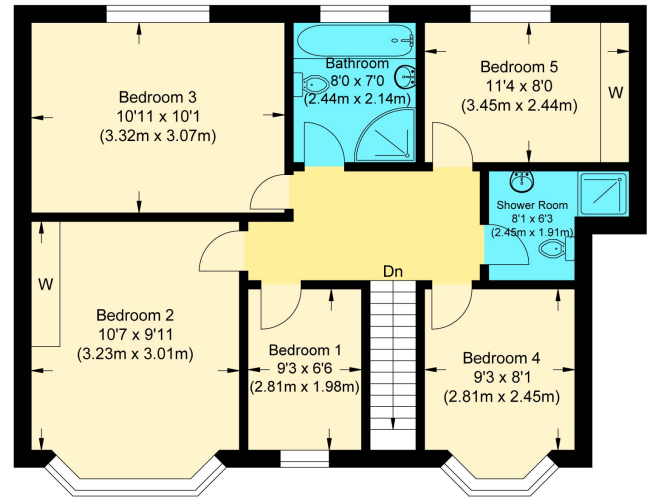
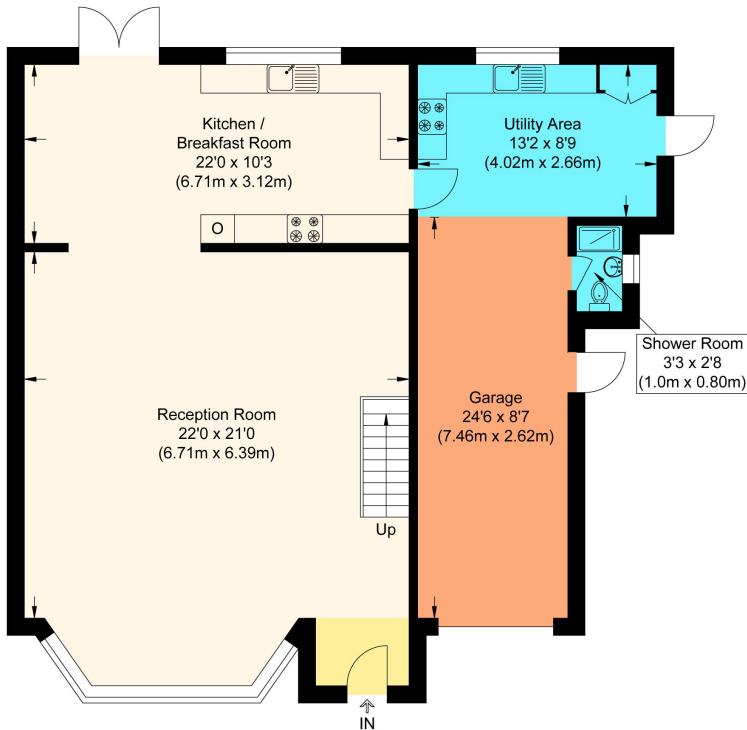
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# BOLEYN AVENUE, ENFIELD, EN1



## Boleyn Avenue, Enfield, EN1 4HS

Approximate Gross Internal Floor Area : 177.70 sq m / 1912.74 sq ft  
(Including Garage)

Garage Area : 19.50 sq m / 209.89 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>		
(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>		56	82
		EU Directive 2002/91/EC	

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