MAPLETON CRESCENT, ENFIELD EN3



For Sale THIS THREE BEDROOM END OF TERRACE PROPERTY In Need Of Some Cosmetics. However Situated within This POPULAR RESIDENTIAL TURNING having Access to Local Amenities, OVER-RAIL STATION LEADING INTO LONDON'S LIVERPOOL STREET STATION With TUBE CONNECTION At Seven Sisters Station with Local Schooling For All Ages. The Property also having FURTHER SCOPE (Subject To Planning & Building Regulations Approval) by EXTENDING to the GROUND FLOOR REAR or LOFT AREA In Creating A Generous Sized Family Home. IDEAL PROJECT For DIY Enthusiast's.

In Need Of Some Cosmetics The Property Also Having the Benefits of UPVC DOUBLE GLAZING, GAS CENTRAL HEATING & Along with Having Access to the Varity of Independent Retailers, Chemists, Coffee Bars and Super Markets Along the Hertford Road. In Our Opinion the property is An IDEAL STARTER HOME For FAMILIES. Please Contact Our ENFIELD OFFICE FOR FURTHER DETAILS.

PRICE: £399,995 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via UPVC door leading into the hallway.

RECEPTION HALLWAY:

Stairs to first floor landing, radiator, laminated flooring & door into lounge.

LOUNGE:

12' 5" x 13' 0" (3.78m x 3.96m)
Laminated flooring, UPVC double glazed window to front aspect & door leading into the kitchen.

KITCHEN:

8' 5" x 5' 11" (2.57m x 1.80m)
Range of units to base & eye level with worktop surfaces, built-in oven & hob, stainless steel sink unit with mixer taps, partly tiled walls, wall mounted gas boiler, UPVC double glazed window & door to rear aspect & door leading into the dining room.

DINING ROOM:

10' 0" x 9' 5" (3.05m x 2.87m)
Laminated flooring, radiator & UPVC double glazed window to rear aspect.

FIRST FLOOR LANDING:

UPVC double glazed window to side aspect, access to loft area & doors to bedrooms & bathroom.

BEDROOM ONE:

11' 10" x 9' 8" (3.61m x 2.95m)
Radiator & UPVC double glazed window to front aspect.

BEDROOM TWO:

10' 5" x 9' 5" (3.17m x 2.87m)
Radiator & UPVC double glazed window to rear aspect.

BEDROOM THREE:

6' 10" x 5' 10" (2.08m x 1.78m)
Radiator & UPVC double glazed window to front aspect.

BATHROOM:

Panelled bath with mixer taps, low flush WC, wash basin with mixer taps, partly tiled walls, laminated flooring, radiator, & UPVC double glazed windows to aspect.

EXTERIOR:

FRONT:

Paved, lawn & side pedestrian access to the rear.

REAR:

Concrete areas, steeping onto lawn areas, in need of cultivation, shed, side pedestrian access & rear access.

ADDITIONAL NOTES:

Additional Notes :
In our opinion the property is an ideal start home for growing Families and Landlords who are wishing to add to an existing Portfolio or First Time Landlords who are looking to purchase a property for the local rental market. The Achievable Rental, subject to current activity levels & Local Housing Allowances LHA & Universal Housing to be in the region of £1900.00 - £2000.00 per calendar month.

ADDITIONAL INFORMATION:

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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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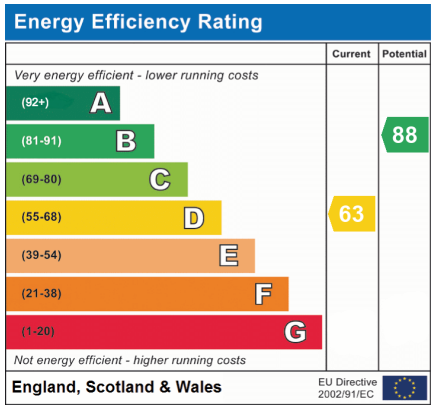
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