# GARFIELD ROAD, ENFIELD EN3



**For Sale This TWO DOUBLE BEDROOM OLDER STYLE PROPERTY, Featuring FIRST FLOOR BATHROOM WITH SHOWEROOM, Two Double Bedrooms, Good Sized Lounge-Dinning Room. Gas Central Heating, UPVC Double Glazing. Situated within this Residential Turning Being Walking Distance to Popular Shopping Parades of Ponders End, Tesco Supermarket Extra, Asda, Coffee Bars, Chemist and Doctors Surgery.**

**Also having a Choice of Southbury Road & Ponders End Rail Stations both leading into London's Liverpool Street Station with Tube Connections at Tottenham Hale & Seven Sisters.**

**The Property also benefits from further scope (subject to the usual planning an building regulations approval) by extending into the loft area, creating further accommodation. In our opinion the property is an IDEAL BUY FOR FIRST TIME BUYERS OR PROPERTY INVESTORS. Contact Our Enfield Office.**

## PRICE: £390,000 FREEHOLD

**PROPERTY DETAILS:**

**ENTRANCE:**

Via UPVC double glazed door to front.

**LOUNGE/DINING ROOM:**

25' 0" x 13' 5" (7.62m x 4.09m - Narrowing to 10'0)
Feature brick built fire place, laminated flooring, TV point, UPVC double glazed bay window to front aspect, UPVC double glazed, stairs to first floor landing & arch to.

**KITCHEN:**

12' 5" x 8' 4" (3.78m x 2.54m)
Range of units to base & eye level, tiled flooring, one and a half bowl stainless steel sink unit with mixer taps, plumbed for washing machine, wall mounted boiler, radiator, dual UPVC double glazed window to rear & side aspect & UPVC double glazed door to garden.

**FIRST FLOOR LANDING:**

Access to loft area, built-in cupboard & access to bathroom & bedrooms.

**BATHROOM:**

Comprising of floating wash hand basin with mixer taps, bide with mixer taps, low flush WC, panelled bath with mixer taps shower attachments, walk-in double shower, extractor fan, heated towel rail, tiled flooring, radiator & UPVC double glazed window to rear aspect,

**BEDROOM ONE:**

13' 5" x 9' 8" (4.09m x 2.95m)
Laminated flooring, radiator & dual UPVC double glazed windows to front aspect.

**BEDROOM TWO:**

12' 5" x 7' 11" (3.78m x 2.41m)
UPVC double glazed window to rear aspect, radiator and laminated flooring.

**EXTERIOR:**

**FRONT:**

Retaining Wall Hardstanding.

**REAR:**

Comprising with steps to block paved area.

**ADDITIONAL NOTES:**

The property is an ideal purchase for first time buyers or property landlords. In our opinion the achievable monthly rental to be in the region of £1800.00 - £1950.00 subject to the Local London Housing Allowance - Universal Credit Assistance & Market Local Rental Market Activity.

**ADDITIONAL INFORMATION:**

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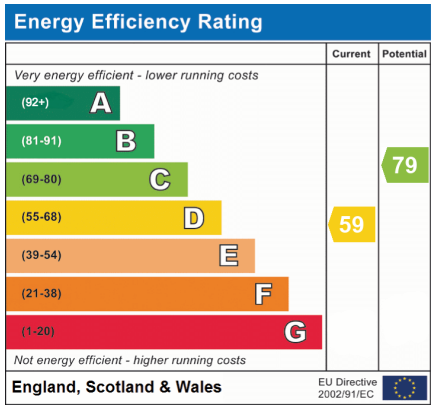
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