# SCOTLAND GREEN ROAD NORTH, ENFIELD EN3




**FOR SALE THIS THREE BEDROOM END OF TERRACE 1930's STYLE PROPERTY. In Need of Some Updating Throughout. Having FURTHER SCOPE (Subject To planning & Building Regulations) by EXTENDING Into The LOFT SPACE. The Property Benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, OFF STREET PARKING & SIDE PEDESTRIANS ACCESS. OFFERED CHAIN FREE.**

**The Property Benefits from being within Access to Local Amenities, RAIL STATION LEADING TO TOTTENHAM HALE STATION with TUBE CONNECTION, Also Access to LONDON'S LIVERPOOL STREET STATION & Access to the Main HIGH STREET, having a VARIETY OF INDEPENDENT RETAILERS & Nearby Retail Park with its WELL KNOWN HIGH STREET NAMES. (CONTACT OUR ENFIELD OFFICE FOR FURTHER INFORMATION).**

## PRICE: £450,000 FREEHOLD

**PROPERTY DETAILS:**

**ENTRANCE:**

Via UPVC door leading into reception hallway.

**RECEPTION HALLWAY:**

Radiator, stairs to first floor landing, doors to lounge & kitchen-diner.

**LOUNGE:**

25' 0" x 10' 0" (7.62m x 3.05m - Into Bay)
Fire place, TV point, UPVC double glazed window to front aspect & double doors leading into the kitchen-diner.

**KITCHEN-DINER:**

20' 5" x 15' 5" (6.22m x 4.70m - Narrowing to 6'10)
The kitchen is L-Shaped - Range of units to base & eye level, built-in gas hob, built-in double oven, one and a half bowl sink unit with mixer taps, partly tiles walls, UPVC double glazed window to rear aspect & sliding UPVC door leading into the rear garden.

**FIRST FLOOR:**

UPVC double glazed window to side aspect, doors leading to all bedrooms & bathroom.

**BEDROOM ONE:**

13' 5" x 9' 0" (4.09m x 2.74m)
Radiator & UPVC double glazed window to front aspect.

**BEDROOM TWO:**

11' 0" x 8' 10" (3.35m x 2.69m)
Built-in cupboard housing wall mounted boiler allowing with immersion tank & UPVC double glazed window to rear aspect.

**BEDROOM THREE:**

7' 0" x 6' 10" (2.13m x 2.08m - Narrowing to 6'0)
L-Shaped Room - Radiator & UPVC double glazed window to front aspect.

**BATHROOM:**

Pedestal wash basin, panelled bath with mixer taps & shower attachments, low flush WC, partly tiled walls, heated towel rail, tiled flooring & UPVC double glazed window to rear aspect.

**EXTERIOR:**

**FRONT:**

Block paved offering off street parking for vehicles & side pedestrian access.

**REAR:**

Patio area, mainly grass, shed & side gate allowing pedestrian access.

**ADDITIONAL NOTES:**

The Property In Our Opinion would Suite Families looking for Project in Creating a Family Home or First Time Landlords wishing to take their First Step Onto The Property Rental Market. Chain Free.

The Property requires some Updating - Refurbishing. Contact Our Sales Team.

In our opinion The Property internally has suffered movement. We strongly recommend to all prospect purchasers or interest in advising each parties mortgage-funding lenders before processing with matters. Hence the property would ideally suite cash funded purchasers. (All prospective interest purchasers will need to pursue ones own investigations).

**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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ADDITIONAL INFORMATION:

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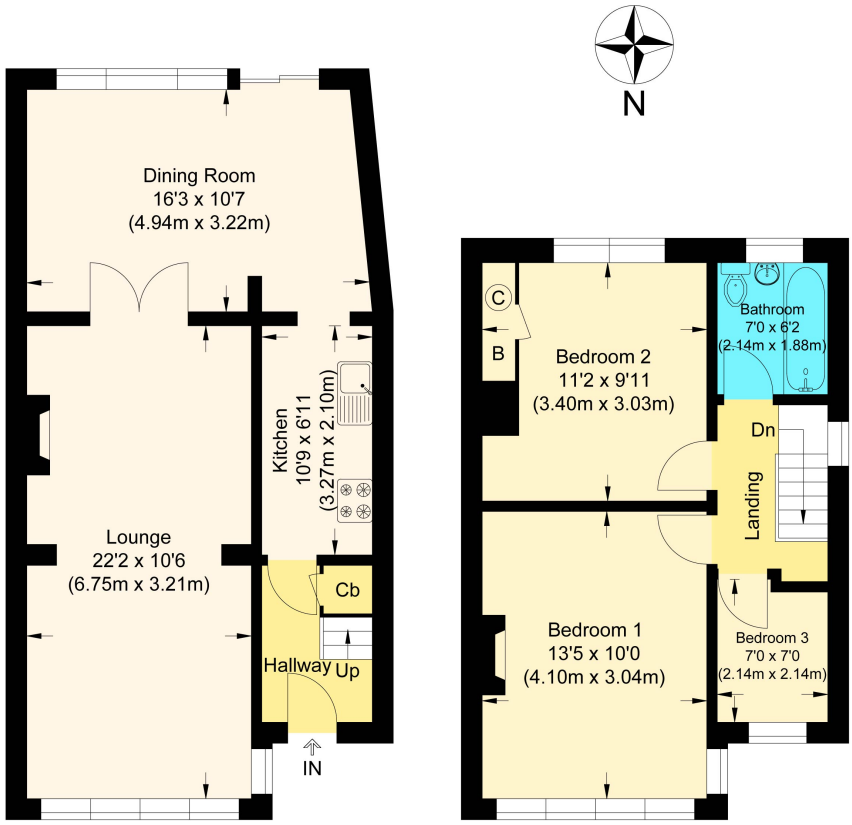
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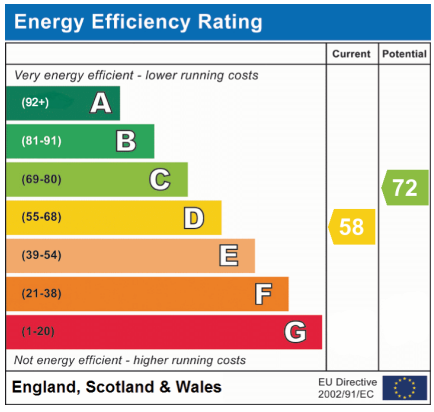



**Ground Floor** **First Floor**

## Scotland Green Road, North Enfield, EN3 7UG

Approximate Gross Internal Floor Area : 93.45 sq m / 1005.88 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.




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