FALMER ROAD, ENFIELD TOWN EN1



AS VENDORS SOLE AGENTS THIS NICELY PRESENTED THREE BEDROOM VICTORIAN 1900'S STYLE FAMILY HOME, NESTLED within THIS POPULAR TREE LINED RESIDENTIAL ROAD, Featuring UPVC DOUBLE GLAZING, THREE RECEPTIONS, DOUBLE BEDROOMS, FIRST FLOOR SHOWER ROOM & GROUND FLOOR WC with UTILITY AREA. DONT MISS OUT TO AVOID DISAPPOINTMENT..!

The Property Offers SPACIOUS ACCOMMODATION THROUGHOUT, Three Bedrooms Ample Living Space & Further Scope to Extend into the Loft Area (Subject To Planning Permissions) In Our Opinion A WONDERFUL OPPORTUNITY FOR FAMILIES & PROFESSIONALS within SOUGHT AFTER COMMUNAL.

Situated within Easy Reach of ENFIELD TOWNS VIBRANT SHOPPING CENTRE along with a choice of RAIL STATIONS LEADING Into The CITY OF LONDON, Nearby PARKLANDS & POPULAR SCHOOLING FOR ALL AGES. Restaurants, Coffee Bars, Independent Shops, Nearby Retails Parks & a Number of Banks. Viewings Strictly By Appointment Only.

OFFERS IN EXCESS OF: £500,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via UPVC double glazed & partly glazed door leading into the reception hallway.

RECEPTION HALLWAY:

20' 5" x 3' 0" (6.22m x 0.91m)
High skirting boards, radiator, cornice to ceiling, stars to first floor landing, under stair cupboard and door leading to receptions.

LOUNGE-RECEPTION 1:

14' 5" x 10' 0" (4.39m x 3.05m - Into Bay)
Radiator, high skirting boards, cornice to ceiling, TV point & UPVC double glazed window to front aspect.

DINING ROOM - RECEPTION 2:

10' 10" x 8' 0" (3.30m x 2.44m)
Radiator, high skirting boards, cornice to ceiling & UPVC double glazed window to rear aspect.

FAMILY ROOM - RECEPTION 3:

12' 10" x 11' 0" (3.91m x 3.35m - Into Bay)
Laminated flooring, high skirting boards, radiator, dual UPVC double glazed window to side aspect & door leading into the kitchen.

KITCHEN:

10' 0" x 9' 8" (3.05m x 2.95m - Narrowing to 6'0)
L-Shaped Room - Comprising a range of units to base & eye level with worktop surfaces, built-in gas hob with built-in double oven, one and a half bowl stainless steel sink unit with mixer taps, wall mounted gas boiler, window to side aspect & door leading to the utility room.

UTILITY ROOM-AREA:

10' 0" x 5' 8" (3.05m x 1.73m)
Stainless steel sink, plumbed for washing machine, UPVC double glazed windows over looking the rear garden, door to garden & ground floor WC.

GROUND FLOOR WC:

Comprising WC.

FIRST FLOOR LANDING:

Split landing, access to loft area, doors to all bedrooms & family shower room.

BEDROOM ONE:

14' 0" x 12' 0" (4.27m x 3.66m - Narrowing to 11'5)
(To Fitted Wardrobes) -
In Our Opinion a wonderful space, L-Shaped, radiator & dual UPVC double glazed window to front aspect.

BEDROOM TWO:

10' 10" x 8' 2" (3.30m x 2.49m)
Built-in cupboard, radiator & UPVC double glazed window to rear aspect.

BEDROOM THREE:

10' 0" x 8' 10" (3.05m x 2.69m)
Radiator & UPVC double glazed window to rear aspect.

FAMILY BATHROOM:

Nicely fitted suite comprising, double fitted shower cubicle, floating wash hand basin with mixer taps, low flush WC, tied flooring, partly tiled walls, spots to ceiling, extractor fan, heated towel-radiator & UPVC double glazed window to side aspect.

EXTERIOR:

FRONT:

Hard standing, and retaining front wall.

REAR:

Blocked paved with border, exterior tap & hard standing to recess.

ADDITIONAL NOTES:

Charming & Deceptively Spacious 3 Bedroom Home. Having Further Scope in Creating Further Bedrooms into

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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the Loft Area (Subject To Planning & Building Regulations Approval) by adding Two Bedrooms or Master Bedroom with En-suite & re configurating the Ground Floor Creating Kitchen-Diner Family Room. Ideal For Entertaining - Family Home.

The Property In Our Opinion may suit A Property Investor looking for A Property Investment or A Property of a House of Multiple Occupancy (HMO) Subject To Planning Approval & Licensing By Local Authority. Excellent Package.

Please Note: The Property is being Marketed with a Guide Price of £500,000.00 - £525,000.00 with Offers In Excess Of £525,000.00.

The Property or Property Rental. Achievable Rental Subject to London Housing Allowance & Universal Credit Housing Allowance & Market Activity to be achieved In The Region of £2,250.00 - £2,450.00 per calendar month.

ADDITIONAL INFORMATION:

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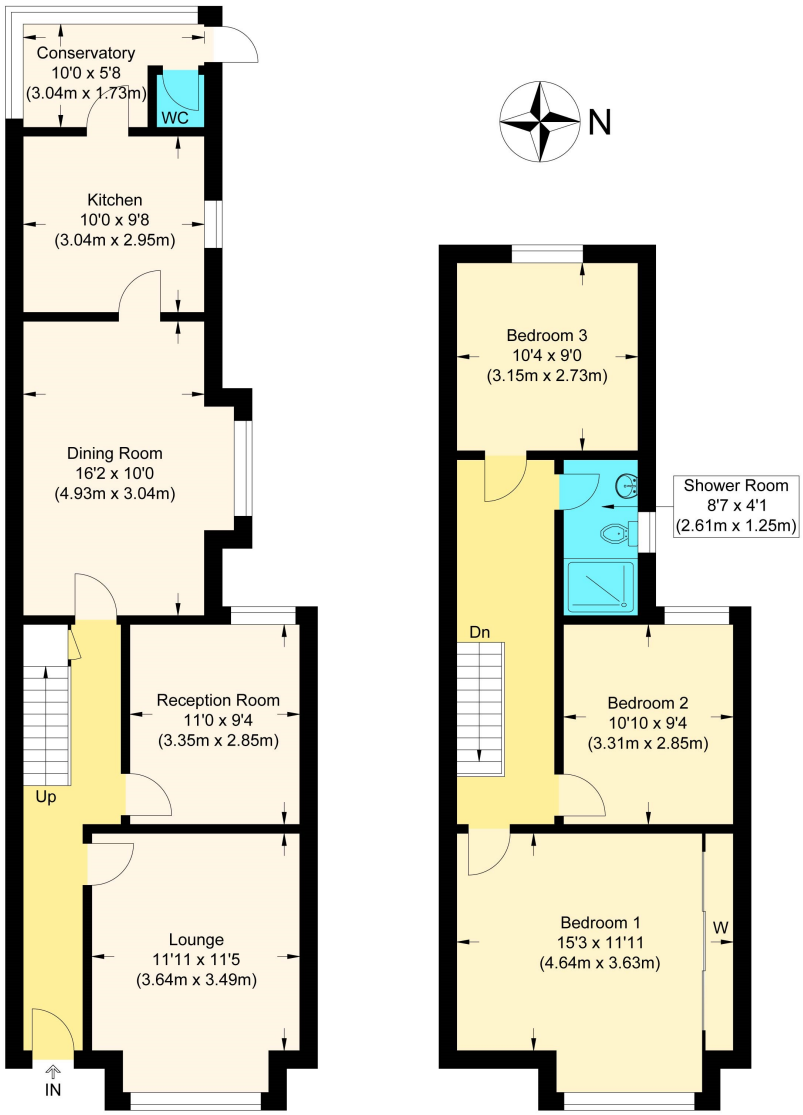
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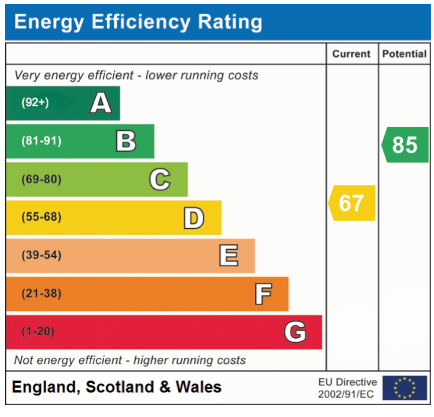


Ground Floor **First Floor**

Falmer Road

Approximate Gross Internal Floor Area : 119.70 sq m / 1288.44 sq ft

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



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