

WOLSEY ROAD, ENFIELD EN1



EXCELLENT OPPORTUNITY...! FOR SALE THIS EXTENDED FOUR BEDROOM END OF TERRACE FAMILY HOME, Featuring Nicely Presented SHAKER STYLE MODERN KITCHEN, MORDEN FITTED GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM, THREE RECEPTIONS, DOUBLE BEDROOMS, Larger than average GARDEN & SUMMER OUT BUILDING, Ideal for a number of uses. Also having FURTHER SCOPE to EXTEND into the LOFT AREA Creating Additional Accommodation. In Our Opinion, An Ideal Family Home For Growing Families or Property Investment. VIEWING HIGHLY RECOMMENDED.

The Property is situated within THIS RESIDENTIAL TURNING yet within easy reach to the VIBRANT SHOPPING FACILITIES on the HERTFORD ROAD with its Multiple Retailers, Super Markets, Chemists, Coffee Bars, Restaurants, Bus Routes to many destinations, Local Schooling for all ages, Parklands, RAIL STATION LEADING to TOTTENHAM HALE STATION with TUBE CONNECTION & into LONDON'S LIVERPOOL STREET STATION CONNECTION to STRATFORD. Along with LEADING into CAMBRIDGESHIRE & NORTH LONDON & BEYOND.

A Wonderful Package. In Our opinion would suit GROWING FAMILIES or MULTIPLE FAMILY LIVING or PROPERTY INVESTMENT. DONT DELAY TO AVOID DISAPPOINTMENT.

OFFERS IN EXCESS OF: £525,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Composite style partly glazed door leading into the reception hallway.

RECEPTION HALLWAY:

Tiled flooring, Georgian door leading into lounge.

LOUNGE:

21' 5" x 11' 10" (6.53m x 3.61m - Narrowing to 5'10)
L-Shaped Living Space - Feature log burner, laminated flooring, built-in storage cupboard, stairs leading to the first floor landing & door leading into the kitchen.

KITCHEN:

18' 5" x 9' 0" (5.61m x 2.74m)
In Our Opinion, Nicely fitted Shaker Style Modern Kitchen with a range of units to base & eye level, worktop surfaces, plumbed for washing machine, built-in appliances, comprising of double oven & microwave, built-in hob with extractor fan, single bowl sink unit with mixer taps, built-in cupboard housing wall mounted Valliant gas boiler, spot lighting, partly tiled walls, UPVC double glazed doors leading to garden, UPVC double glazed window to aspect & door access to the dining room reception.

DINING ROOM - RECEPTION 2:

10' 9" x 8' 0" (3.28m x 2.44m)
Laminated flooring, radiator, UPVC double glazed window to rear aspect & door leading into the Family Room-Reception 3 (In Our Opinion Subject to Building Regulations & Planning Approvals) the Dining Room Reception can be made or combining the Kitchen in creating a Kitchen-Family Room Living Space.

FAMILY ROOM - RECEPTION 3 (BEDROOM):

12' 5" x 8' 7" (3.78m x 2.62m)
Laminated flooring, radiator and UPVC double glazed window to front aspect.

GROUND FLOOR SHOWER:

Modern fitted suite comprising double walk-in cubicle with

mixer taps & shower head, floating wash basin with mixer taps, & cupboards under, low flush WC, heated towel rail, tiled flooring, tiled walls & UPVC double glazed window to rear aspect.

FIRST FLOOR LANDING:

Doors leading to all bedrooms & family bathroom.

BEDROOM ONE:

12' 10" x 12' 0" (3.91m x 3.66m - Narrowing to 9'10)
L-Shaped - To floor to ceiling, fitted wardrobes, radiator & UPVC double glazed window to rear aspect.

BEDROOM TWO:

12' 5" x 8' 0" (3.78m x 2.44m)
Feature half panelled walls, radiator & UPVC double glazed window to rear aspect.

BEDROOM THREE:

11' 5" x 9' 0" (3.48m x 2.74m - Narrowing to 8'0)
L-Shaped - Radiator & UPVC double glazed window to rear aspect.

BEDROOM FOUR:

11' 5" x 9' 0" (3.48m x 2.74m - Narrowing to 8'5)
L-Shaped - Laminated flooring, radiator & UPVC double glazed window to front aspect.

FAMILY BATHROOM:

9' 5" x 7' 0" (2.87m x 2.13m)
In Our Opinion, Nicely fitted suite comprising panelled bath with mixer taps, low flush WC, wash hand basin with mixer taps, heater towel rail & UPVC double glazed window to rear aspect.

EXTERIOR:

FRONT:

Hard standing with side access.

REAR:

Hard standing offering patio areas, brick built walls, BBQ area, lawn leading to the rear of the garden, exterior tap,

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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.

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exterior lighting & summer House-Outbuilding. In Our Opinion could be used for a variety of activities.

SUMMER HOUSE - OUT BUILDING:

ADDITIONAL NOTES:

In Our Opinion, This Property would suit Growing Families or Multiple Family Living or Property Investment, either Single Dwelling or Subject To Planning Approval & Local Licensing Approval converted into a (HMO) House of Multiple Occupancy.

The Property is Located with Access to Local Amenities, School, Shopping Facilities, Bus Routes to Waltham Cross, Edmonton, Enfield Town & Beyond. Also having Access to the Local Rail Station Leading to Tottenham Hale, London's Liverpool Street Station with Tube Connections. Excellent Opportunity.

Please Note : The Property is being Marketed with a Guide Price £525,000.00 - £545,000.00 with Offers In Excess Of £525,000.00.

ADDITIONAL INFORMATION:

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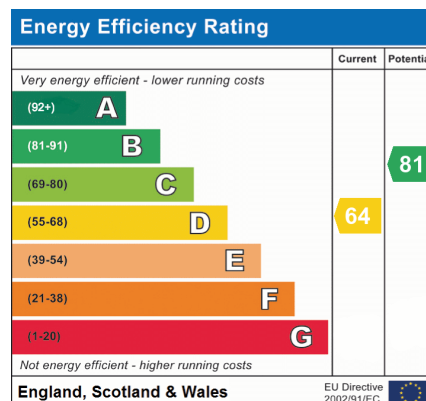


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Approximate Gross Internal Floor Area : 93.50 sq m / 1006.42 sq ft
(Excluding Outbuilding)

Outbuilding Area : 28.20 sq m / 303.54 sq ft

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



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