



ABSOLUTE
PROPERTY



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13 Mount View
Enfield, EN2 8LF

Offers In Excess Of £550,000



BUY TO LET OPPORTUNITY!!!!!! This elegant and spacious Georgian style four bedroom townhouse is in a quiet residential cul-de-sac just off Enfield Ridgeway. Benefits include a kitchen/diner, guest wc, converted garage being used as a study, en suite to the master bedroom, own driveway and rear garden. Viewing is highly recommended to avoid disappointment.



ENTRANCE:

Front door opening to:

HALLWAY:

Doors to kitchen/diner, garage, guest wc, stairs to first floor landing, storage cupboard, parquet flooring.

KITCHEN/DINER:

14'11 x 14'6 (4.27m'3.35m x 4.27m'1.83m)

Range of eye and base level units with under unit lighting, built in oven, gas hob and extractor, integrated fridge freezer, plumbing for dishwasher, stainless steel sink drainer unit with mixer taps, radiator, breakfast bar, storage cupboard, upvc double glazed window to rear aspect, upvc double glazed double doors opening to rear garden.

GARAGE:

11'9 x 6'5 (to fitted cupboards) (3.35m'2.74m x 1.83m'1.52m (to fitted cupboards))

Currently converted and being used as a study with further door leading into storage, wood laminate flooring, and telephone point.

GUEST WC:

Low flush wc, hand wash basin with mixer taps and tiled splash back, tiled flooring, frosted window to side aspect.

FIRST FLOOR LANDING:

Doors to bedroom one, lounge and stairs to second floor landing.

LOUNGE:

14'11 x 12'8 (4.27m'3.35m x 3.66m'2.44m)

Wood laminate flooring, radiator, tv socket upvc double glazed window to front aspect, upvc double glazed double doors opening to balcony to front aspect.

BEDROOM ONE:

13'1 x 11'5 (to fitted wardrobes) (3.96m'0.30m x

3.35m'1.52m (to fitted wardrobes))

Fitted wardrobes with sliding doors, wood laminate flooring, radiator, door to ensuite, upvc double glazed window to rear aspect, upvc double glazed double doors opening to Juliet balcony to rear aspect.

EN SUITE:

Comprising of low flush wc, pedestal hand wash basin with mixer taps, shower cubicle, heated towel rail, extractor fan, tiled walls, tiled flooring.

SECOND FLOOR LANDING:

Doors to bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard.

BEDROOM TWO:

12'9 x 9'9 (to fitted wardrobes (3.66m'2.74m x 2.74m'2.74m (to fitted wardrobes)

wood laminate flooring, radiator, upvc double glazed window to front aspect.

BEDROOM THREE:

11'6 x 7'4 (to fitted wardrobes) (3.35m'1.83m x 2.13m'1.22m)

Wood laminate flooring, radiator, upvc double glazed window to rear aspect.

BEDROOM FOUR:

11'5 x 7'3 (3.35m'1.52m x 2.13m'0.91m)

Wood laminate flooring, upvc double glazed window to rear aspect.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment, radiator, ceiling spot lights, tiled walls, tiled flooring.

FRONT ASPECT:

Paved driveway providing off street parking for a number of vehicles.

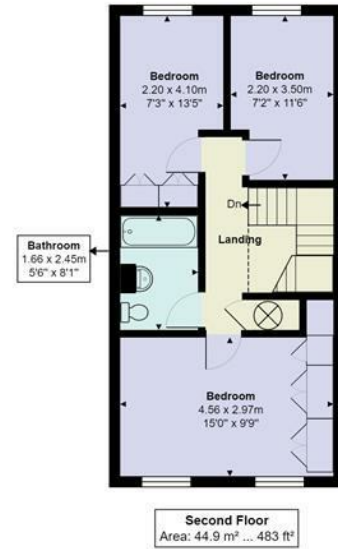
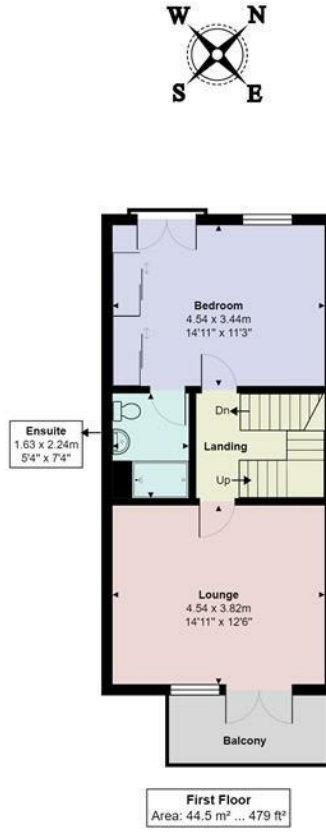
REAR GARDEN:

Raised decking area with steps down to paved patio, rear gate access.





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Mount View, Enfield, EN2 8LF
Total Area: 138.2 m² ... 1487 ft² (excluding garden, balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
105-95 kWh/m ² /year A	Very energy efficient - lower running costs		
95-85 kWh/m ² /year B			
85-75 kWh/m ² /year C			
75-65 kWh/m ² /year D			
65-55 kWh/m ² /year E			
55-45 kWh/m ² /year F			
45-35 kWh/m ² /year G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
105-95 g/m ² /year A	Very environmentally friendly - lower CO ₂ emissions		
95-90 g/m ² /year B			
85-80 g/m ² /year C			
75-70 g/m ² /year D			
65-60 g/m ² /year E			
55-50 g/m ² /year F			
45-40 g/m ² /year G	Not environmentally friendly - higher CO ₂ emissions		

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