



## **CURTHWAITE GARDENS, OAKWOOD/ENFIELD, EN2**

AN EXTENDED 4 BEDROOM FULLY DETACHED & DOUBLE GLAZED LAING BUILT HOUSE IN THIS QUIET & LEAFY RESIDENTIAL TURNING, OFFERED WITH A REAL HOMELY FEEL. THERE IS AN INTEGRAL GARAGE (OWN DRIVE), OFF STREET PARKING TO FRONT PLUS A WELL ESTABLISHED REAR GARDEN.

There are 2 Interconnecting Reception Rooms, an Extended Fitted Kitchen and Downstairs Cloakroom. There is still Further Scope to Extend to the Rear, to Extend Over the Kitchen Extension, and/or into the Loft - Subject to Usual Consents.

Access to Oakwood Tube Station (Picc. Line), Shopping Parade, Bus Routes & in the Catchment for Very Popular Schools including Eversley Park & Grange Park Junior Schools, plus Highlands Secondary & Perhaps Southgate School. Certainly a Well Maintained & Spacious Family Home Worthy of an Internal Viewing. Offered Chain Free.



### **ACCOMMODATION**

- \* ENTRANCE HALL \* DOWNSTAIRS CLOAKROOM \* 2 INTER CONNECTING RECEPTION ROOMS \* EXTENDED FITTED KITCHEN \* 4 BEDROOMS \* LARGE BATHROOM \* MATURE REAR GARDEN \* INTEGRAL GARAGE WITH OWN DRIVE \* OFF STREET PARKING TO FRONT \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, WOOD STRIP FLOORING \*

**PRICE: £860,000 FREEHOLD**



**ENTRANCE HALL: PIC. 1**  
**Double Glazed Front Door, Parquet Flooring, Double Radiator.**



**ENTRANCE HALL: PIC. 2**  
**Different Aspect. Also Access to All Rooms & DOWNSTAIRS CLOAKROOM.**





**THROUGH LOUNGE: PIC 1 28'4 x 11'2 in total (8.64m x 3.40m in total)**



**THROUGH LOUNGE: PIC. 2  
Different Aspect from Front to Rear.**





**LOUNGE AREA: 15'9 x 11'2 (4.80m x 3.40m)**  
**Double Glazed Bay Window to Rear, Wood Strip Flooring, Double Radiator. Archway to:**



**DINING AREA: 12'7 x 11'2 (3.84m x 3.40m)**  
**Double Glazed Bay Window, Wood Strip Flooring, Double Radiator, Cornicing.**





**EXTENDED FITTED KITCHEN: PIC. 1 14' x 9'7 (4.27m x 2.92m)**

**Ample Floor & Wall Units, Worktops, 1.5 Bowl Inset Stainless Steel Inset Sink with Mixer Taps, Neff 5 Ring Gas Hob with Wok Burner, Built Under Oven and Extractor Over. Plumbed for Both Dishwasher & Washing Machine. Larder Cupboard. Double Glazed Window to Rear and Double Glazed Door to Side.**



**FITTED KITCHEN: PIC. 2  
Different Aspect.**





**BEDROOM 1: 15'1 x 11'2 (4.60m x 3.40m)**  
**Double Glazed Bay Window to Front, Wood Strip Flooring, Fitted Wardrobes, Radiator.**



**BEDROOM 2: 13'2 x 11'2 (4.01m x 3.40m)**  
**Double Glazed Bay Window to Rear Overlooking Garden, Fitted Wardrobes, Wood Strip Flooring, Radiator.**





**BEDROOM 3: 12'2 x 7'6 (3.71m x 2.29m)**

**Double Glazed Window to Rear, Fitted Double Wardrobe & Bed Recess with Fitted Cupboards Above, Radiator.**



**BEDROOM 4: 8'1 x 6' (2.46m x 1.83m)**

**Double Glazed Window to Front, Wood Strip Flooring, Radiator.**





**FIRST FLOOR LANDING:**

**As Part of the Extension with Double Glazed Window & Bringing Extra Light to the Landing. Also, This Could Act as an Access for an Extension Bedroom or Bathroom Over the Kitchen Extension - SPP. Wood Strip Flooring.**



**LARGE FAMILY BATHROOM: 9'9 x 7' (2.97m x 2.13m)**

**Fully Tiled in Mosaic Tiles on 2 Walls. Modern Bathroom Suite. 2 x Double Glazed Frosted Windows to Side & Rear. Chrome Heated Towel Rail.**





**MATURE REAR GARDEN:**  
Mainly Laid to Lawn, Mature Trees & Shrubs, Including an Apple Tree. Side Entrance.



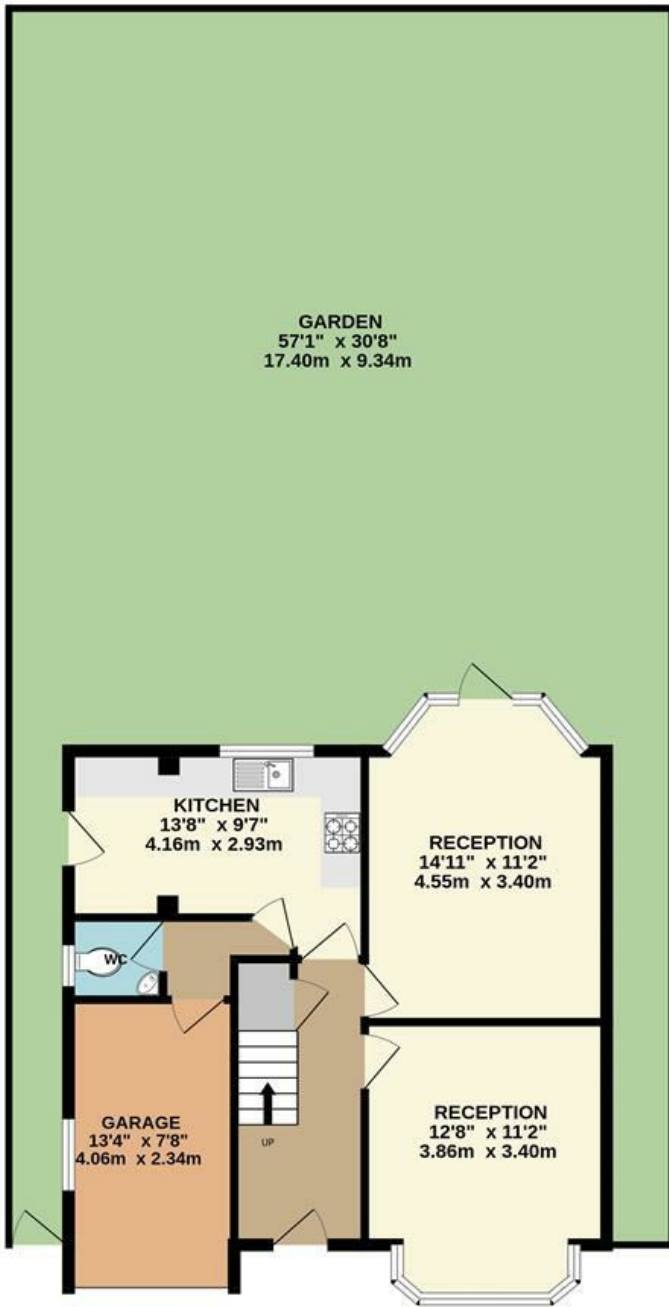
**REAR ELEVATION OF PROPERTY:**  
Also Showing Flat Roof Area Suitable for Extension - SPP.



**INTEGRAL GARAGE WITH OWN DRIVE: 13'3" x 7'6" (4.06m x 2.31m)**  
With Up & Over Doors, Currently Suitable for a Smaller Car, Although Could be Extended Forwards, or Converted to Create a Further Reception Room - SPP.



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
41	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.