



## ROWANTREE ROAD (REAR OF SORBUS COURT), ENFIELD, EN2

AN ATTRACTIVE, WELL PRESENTED, GATED & FULLY DETACHED 4/5 BEDROOM & 4 BATHROOM CHALET BUNGALOW IN A RATHER UNIQUE RURAL & SECLUDED SETTING. THE IMPRESSIVE RECEPTION ROOM HAS 2 VAULTED CEILINGS & A FIREPLACE, PLUS A LUXURY FITTED KITCHEN & UTILITY ROOM.

On the Ground Floor there are 2/3 Bedrooms & 3 Bathrooms, Whilst on the First Floor there are a Further 2 Bedrooms and a Shower Room. There are 2 Garden Areas and Off Street Parking to Front for Several Cars. The Garage with Own Drive has been Converted to a Home/Office, but Could be Converted Back to a Garage.

Situated in a Popular Leafy Location, This Property is Located Behind Sorbus Court and is Close to The Ridgeway for Buses, Plus Accessible to Enfield Town for BR Station, Further Bus Routes & Enfield Town. The Wren Academy is in the Catchment, as are Other Local Schools.

Viewings are Highly Recommended.



### ACCOMMODATION

\* SPACIOUS ENTRANCE HALL \* VERY LARGE VAULTED RECEPTION ROOM WITH FIREPLACE \* LUXURY FITTED KITCHEN \* UTILITY AREA \* 2/3 BEDROOMS & 3 BATHROOMS \* 2 FURTHER BEDROOMS & BATHROOM ON THE FIRST FLOOR. \* 2 GARDEN AREAS \* OFF STREET PARKING FOR SEVERAL CARS \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £995,000 FREEHOLD**



ENTRANCE HALL: PIC. 1



ENTRANCE HALL: PIC. 2





**VAULTED RECEPTION ROOM: PIC. 1 25'9 x 21'0 (7.85m x 6.40m)**



**VAULTED RECEPTION ROOM: PIC. 2**





**LOUNGE AREA:**



**DINING AREA:**





LUXURY FITTED KITCHEN: PIC. 1 16'7 x 10'4 (5.05m x 3.15m)



LUXURY FITTED KITCHEN: PIC. 2





**LUXURY KITCHEN & UTILITY AREA:**



**UTILITY AREA: CLOSE UP 8'4 x 4'10 (2.54m x 1.47m)**





**BEDROOM 1: 12'11" x 10'11" (3.96m x 3.35m)**



**SHOWER EN SUITE:**





**BEDROOM 2: 12'0 x 10'4 (3.66m x 3.15m)**



**FAMILY BATHROOM: 7'2 x 5'10 (2.18m x 1.78m)**

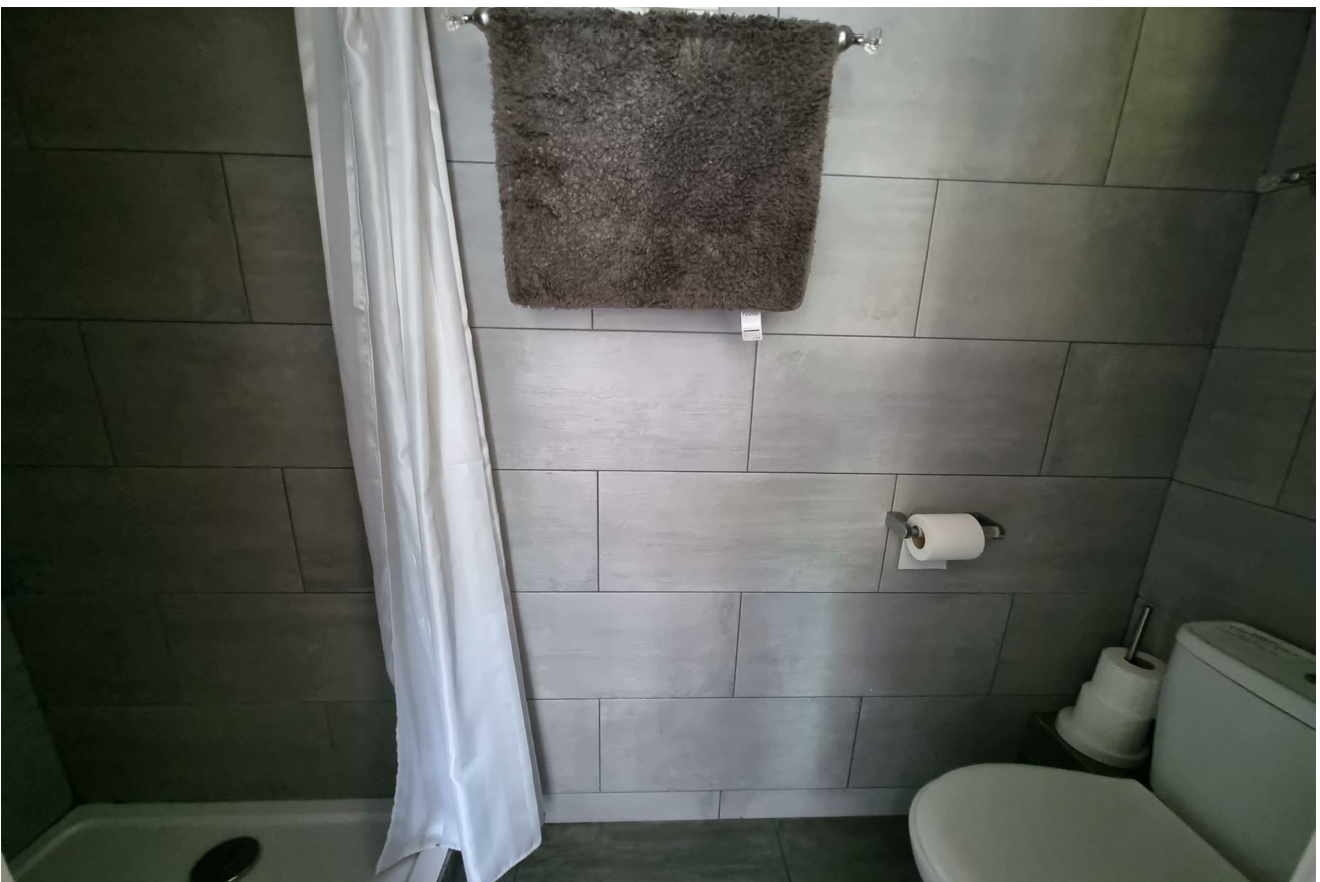




**BEDROOM 5/STUDY: 13'1 x 11'5 (3.99m x 3.48m)**



**SHOWER EN SUITE:**





**BEDROOM 3: ON 1ST FLOOR 12'4 x 12'0 (3.76m x 3.66m)**



**TV NOOK: 10'0 x 6'8 (3.05m x 2.03m)**





**BEDROOM 4: ON 1ST FLOOR 12'1 x 10'1 (3.68m x 3.07m)**



**BATHROOM ON 1ST FLOOR:**





**GARDEN 1:**



**GARDEN 2:**





**PAVED PATIO AREA OUTSIDE RECEPTION ROOM:**



**OFF STREET PARKING TO FRONT:**





**GARAGE CONVERSION/HOME OFFICE: 15'2 x 7'11 (4.62m x 2.41m)**



**SIDE OF PROPERTY:**





