



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: £975,000 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)



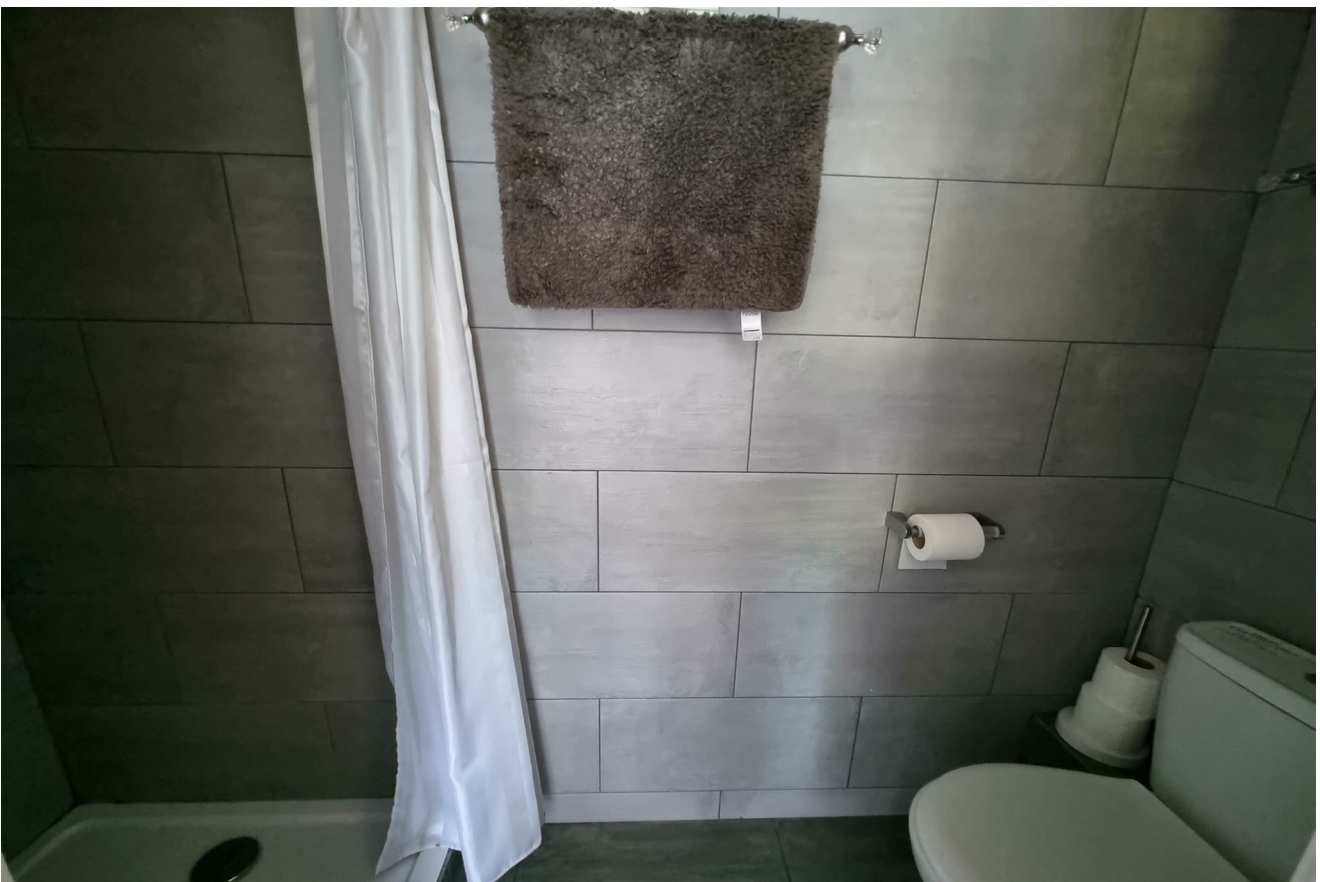
FAMILY BATHROOM: 7'2 x 5'10 (2.18m x 1.78m)



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:

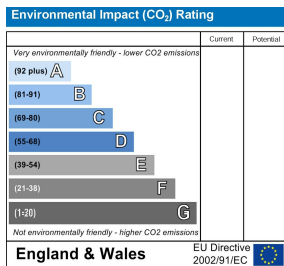
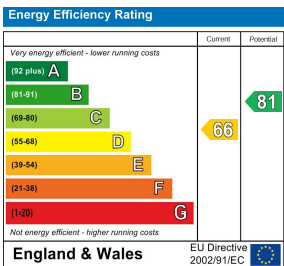
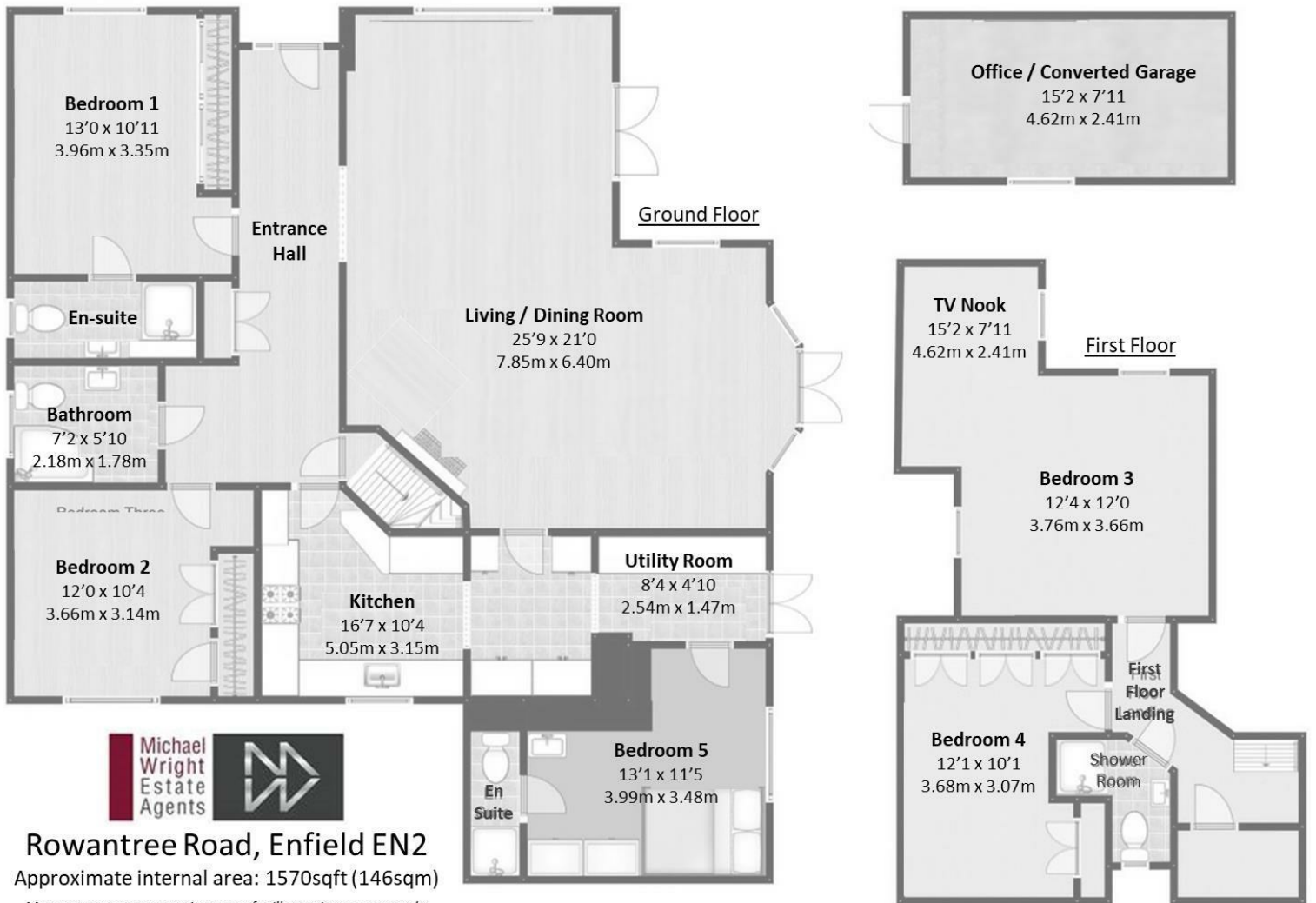


GARAGE CONVERSION/HOME OFFICE: 15'2 x 7'11 (4.62m x 2.41m)



SIDE OF PROPERTY:





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.