



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 & CHAIN FREE. THERE IS AN INTEGRAL GARAGE (OWN DRIVE), OFF STREET PARKING TO FRONT PLUS A WELL ESTABLISHED REAR GARDEN.

There are 2 Interconnecting Reception Rooms, 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, Merryhills & Grange Park Primary 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 INTERCONNECTING 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: £800,000 FREEHOLD OFFERS OVER

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



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



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.



FITTED KITCHEN: 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.



DOWNSTAIRS CLOAKROOM:



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.



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.

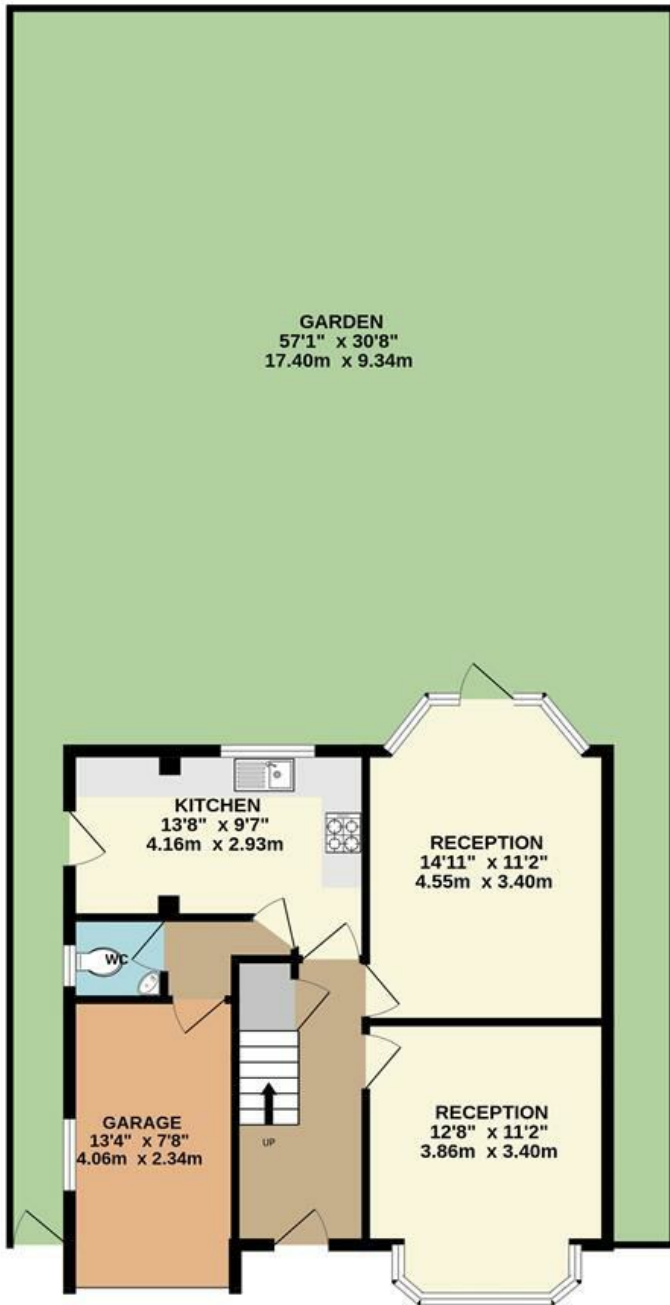


REAR ELEVATION OF PROPERTY:

Also Showing Flat Roof Area Suitable for Extension - SPP.



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	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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.