



Monks Road, Enfield, EN2 8BH



welcome to
Monks Road, Enfield

A superb extended end of terrace 1960's built, three bedroom house in this most sought after turning, within easy walking distance of Enfield Town shopping centre and Enfield Chase Rail Station (Moorgate Line). Good schools are also close at hand.

The bright and spacious accommodation is extremely well presented throughout.



Entrance Porch

Double glazed with tiled floor.

Entrance Hall

Engineered oak flooring, modern radiator.

Lounge / Dining Room

Irregular Shaped Room 22' 2" max x 16' 8" max (6.76m max x 5.08m)

L shaped.

Engineered oak flooring, two modern radiators, understairs storage cupboard.

Kitchen / Breakfast Room

18' 8" max x 16' 7" max (5.69m max x 5.05m max)

Engineered oak flooring, modern radiator, two sets of sliding double glazed patio doors to garden, beautifully fitted in modern kitchen units, comprising base units with solid wood worktops, matching wall cabinets, inset one and half bowl stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven, integrated dishwasher.

Utility Room

9' 4" x 5' (2.84m x 1.52m)

Stainless steel sink unit, plumbing for washing machine, low flush WC, underfloor heating.

First Floor

Landing

Stripped floor, radiator, airing cupboard housing lagged copper cylinder hot water tank.

Bedroom One

12' 4" x 12' 1" (3.76m x 3.68m)

Stripped floor, radiator.

Bedroom Two

11' x 9' 9" (3.35m x 2.97m)

Stripped floor, radiator.

Bedroom Three

8' 4" x 6' 9" (2.54m x 2.06m)

Stripped floor, radiator.

Bathroom / WC

Panelled bath, separate shower control, shower screen, vanity wash hand basin with cupboards under, low flush WC (white suite), ceramic tiled floor, part tiled walls, heated towel rail.

Outside

Front Garden

Off-street parking for two cars, wide side pedestrian access to rear garden.

Rear Garden

Wide west facing rear garden, laid to lawn with two patios (both decking) into wide side access.

Outbuildings

Office / Garden Room

12' x 8' 9" (3.66m x 2.67m)

Double glazed French windows, radiator.

En-Suite Shower Room / WC

Shower cubicle, low flush WC, pedestal wash hand basin.

Workshop / Garage

12' 8" x 9' 1" (3.86m x 2.77m)

Up and over door. The workshop/garage is accessed via a vehicular driveway from Abbots Crescent.





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welcome to

Monks Road, Enfield

- Vendor Will Assign The Freehold On Completion
- Off-Street Parking To Front
- Large Workshop / Garage
- Outside Office / Garden Room With En-Suite
- Potential To Extend (STPP)
- Spacious Attractive Lounge / Dining Room

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£675,000



Please note the marker reflects the postcode not the actual property

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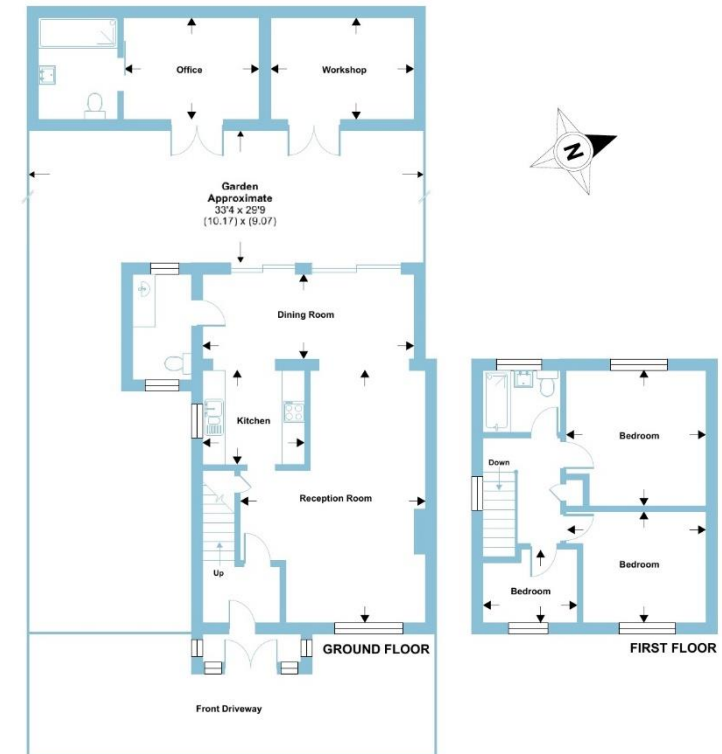
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Approximate Area = 1124 sq ft / 104.4 sq m
Outbuilding = 298 sq ft / 27.7 sq m
Total = 1422 sq ft / 132.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Barnard Marcus. REF: 1161383



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