

Hollies, River View, Enfield, EN2 6PX



## welcome to

# Hollies, River View, Enfield

A unique, substantial double fronted three / four bedroom bungalow with immense charm and character, enjoying stunning views over the old course of The New River, in the heart of Enfield's Conservation Area, within a short walk of Enfield Chase Rail Station (Moorgate Line) and Enfield Town with its multiple shopping facilities. The delightful Gentleman's Row runs adjacent to River View and both Enfield Town Park and good schools are close at hand.

This particularly spacious property requires some modernisation, but should be viewed to be fully appreciated.







## **Spacious Entrance Hall**

Fitted carpet, dado rail, understairs storage cupboard, radiator, walk-in storage cupboard, airing cupboard.

## Lounge

15' max x 12' 4" max ( 4.57m max x 3.76m max ) Fitted carpet, fireplace, radiator, large bay window overlooking river, range of built-in storage cupboards.

## **Bedroom Four / Dining Room**

17' max x 14' 7" into bay ( 5.18m max x 4.45m into bay ) Open fireplace with stone mantel, radiator, views over river.

#### **First Floor**

#### **Bedroom One**

13' 4" x 9' (4.06m x 2.74m) Fitted carpet, radiator, fireplace.

## **Bedroom Two (Second Kitchen)**

12'  $\times$  10' 8" (  $3.66m \times 3.25m$  ) Laminate floor, sink unit, base units, wall cabinets, radiator.

## **Bathroom / WC**

Panelled bath with separate shower unit, shower curtain and rail, vanity wash hand basin with cupboard under, low flush WC, radiator.

#### **Kitchen / Breakfast Room**

25' 6" x 10' 3" at widest narrowing to 7' 7" in kitchen area ( 7.77m x 3.12m at widest narrowing to 2.31m in kitchen area )

Base units, double drainer, stainless steel sink unit, wall cabinets, plumbing for washing machine, extractor hood over cooker space, cupboard housing gas central heating boiler, radiator, door to garden.

#### **Second Floor**

#### **Loft Room / Bedroom Three**

15' 3" x 12' 7" ( 4.65m x 3.84m )
Fitted carpet, eaves cupboards, three deep storage cupboards, wash hand basin.

#### **En-Suite Bathroom**

Panelled bath, low flush WC, part tiled walls.

#### Outside

## **Delightful Front Garden**

Side pedestrian access to:-

## **Rear Garden**

Particularly wide, west facing secluded rear garden, laid to lawn, fish pond, large shed to side, wide side pedestrian access.

## **Agents Note**

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



















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# Hollies, River View, Enfield

- River Frontage
- Recently Replaced Roof
- Spacious Lounge
- Good Sized Dining Room / Bedroom
- Large Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: D

Council Tax Band: G

# £750,000



Please note the marker reflects the postcode not the actual property

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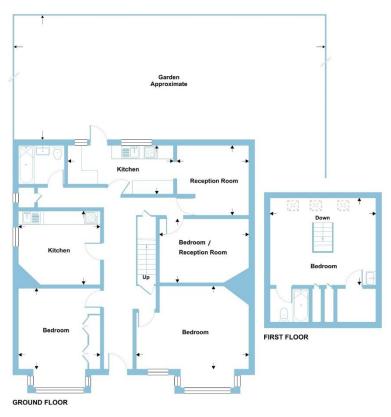
Property Ref: ENF105180 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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#### River View, Enfield, EN2

Approximate Area = 1390 sq ft / 129.1 sq m For identification only - Not to scale













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