



**73 Oatlands Road, Enfield Highway
Offers In The Region Of £480,000 Freehold**



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186 Hertford Road, Enfield Highway,
Middlesex, EN3 5AZ

020 8805 5959
www.kings-group.net

RECEPTION ROOM 17'3" x 11'11" (5.26 x 3.64)

With double glazed window to front aspect, covered ceiling, stairs to first floor landing, single radiator, power points, carpeted.

DINING ROOM 10'8" x 10'3" (3.27 x 3.13)

With opaque window to side aspect, tiled and covered ceiling, power points, carpeted.

OFFICE AREA 7'2" x 6'4" (2.20 x 1.95)

With double glazed window to side aspect, tiled and covered ceiling, single radiator, power points, carpeted.

KITCHEN 16'0" x 8'11" (4.89 x 2.73)

With double glazed windows to side and rear aspect, tiled splash backs, range of wall and base units with roll top work surfaces, freestanding gas cooker with hood fan, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, lino flooring, door leading to rear garden.

FIRST FLOOR LANDING

With double glazed window to side aspect.

BEDROOM ONE 10'4" x 10'2" (3.16 x 3.11)

With double glazed bay window to front aspect, fitted wardrobes, single radiator, telephone point, power points, carpeted.

BEDROOM TWO 10'8" x 10'4" (3.27 x 3.16)

With double glazed bay window to rear aspect, built in wardrobes, single radiator, power points, carpeted.

BEDROOM THREE 7'4" x 6'3" (2.24 x 1.93)

With double glazed window to front aspect.

BATHROOM 6'11" x 6'4" (2.13 x 1.94)

With double glazed opaque window to rear and side aspect. tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level W.C, lino flooring.

GARAGE/WORKSHOP 27'10" x 8'2" (8.50 x 2.50)

with windows to side and rear aspect, front access.

GARDEN 79'11" (24.38m)

Mainly laid to lawn with plant and shrub borders, front access.

****Potential for Further Development STPP**** KINGS GROUP are delighted to offer this THREE BEDROOM, SEMI DETACHED HOUSE to the Market. Situated within close proximity to all local shops and amenities, Including Tottenham Hale & LONDON LIVERPOOL STREET. This RARE ADDITION to the market benefits from Off Street Parking, Spacious Hallway/Landings, Spacious Lounge, Dining Room/Extended Fitted Kitchen, GARAGE, First Floor Bathroom, Double Glazed & Gas Central Heating and STUNNING Rear Gardens. In our opinion this well presented and maintained home would make an Ideal Family Home or an Investment Opportunity with Internal Viewings highly recommended.

Freehold House
Council Band D
EPC Rating E

FRONT DOOR TO:

PORCH



Ground Floor

First Floor

Oatlands Road, EN3

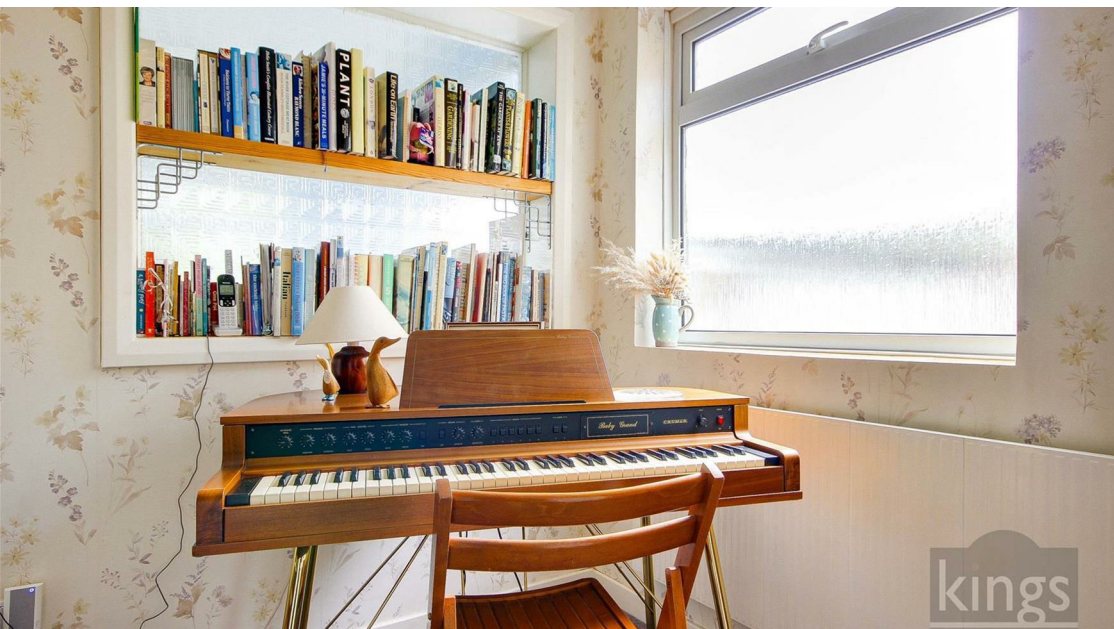
Approximate Gross Internal Floor Area : 88.20 sq m / 949.37 sq ft
(Excluding Garage/Workshop)

Garage/Workshop Area : 19.60 sq m / 210.97 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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