

33 Carisbrook Close EN1 3NA

Chain Free £585,000

4 2 2

Characterful four bedroom extended family home, situated in the highly sought-after "Willow Estate", offered for sale with no onward chain.

This delightful family home is conveniently located within 1 mile of Enfield Town train station, shopping centre, and walking distance of numerous amenities such as 'David Lloyd', 'Forty Hall Country Park' schools and transport links, making it an excellent choice for families and commuters.

The deceptively spacious accommodation briefly comprises of entrance hall, a ground floor wc, 22' lounge/dining room with feature fireplace, a refitted kitchen/diner with integrated appliances, conservatory/utility. The first floor offers three bedrooms and a family bathroom. The loft has been converted to provide a master bedroom with an en-suite shower room/wc.

Outside there is a good sized, well established garden to the rear with a feature "Cedar" tree, the front provides private off street parking, and side access to the rear garden.

Viewing is highly recommended, please call us on 01707270777
















MIND THE GAP








Bathe
THE BATHING PARLOUR













Entrance Hall
Double glazed entrance door and window to front, radiator, wood effect flooring, stairs to first floor with storage under, double doors to lounge and doors to kitchen & wc.

Downstairs Wc
Double glazed window to the side, dual flush wc, corner vanity wash hand basin with mixer tap, tiled to dado height, tiled floor.

Lounge/Dining Room
Double glazed bay window to the front, wood effect flooring, feature fireplace, two radiators with decorative covers.

Kitchen/Diner
Fitted with a range of wall and base units, complimentary stone work surfaces and up stands, two inset sinks with mixer tap, integrated dishwasher, space for fridge freezer, space for range style cooker with integrated extractor hood over, tiled floor, two skylight windows, internal window to conservatory/utility room, recessed spotlights, double doors leading to conservatory/utility room.

Convservatory/utility
Double glazed windows to sides and rear, double doors leading to the rear garden, two radiators, fitted range of wall and base units, complimentary work surfaces with inset sink/drainer with mixer tap, space for washing machine and tumble dryer, tiled floor,

First Floor Landing
Stairs to second floor, doors to:

Bedroom Two
Double glazed bay window to front, radiator, wood effect flooring

Bedroom Three
Double glazed window to rear, radiator, wood effect flooring.

Bedroom Four
Double glazed window to front, radiator, wood effect flooring

Family Bathroom
Comprising of panel enclosed bath with mixer tap and shower attachment, multi jet shower over and glazed screen, vanity sink with mixer tap and cupboard under, dual flush wc, complimentary tiling, double glazed window to rear.

Second Floor Landing
Door to:

Master Bedroom
Double glazed windows to the rear, skylight windows to front, radiator, eaves storage cupboard, door to:

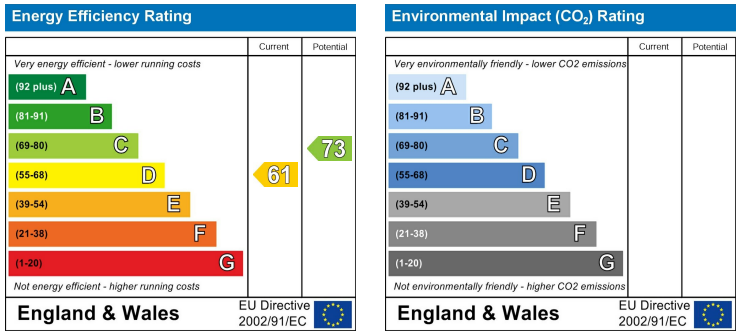
En-suite
Glazed shower cubicle with sliding doors, vanity sink with mixer tap and storage under, dual flush wc, complimentary tiling, extractor fan, double glazed window to rear,

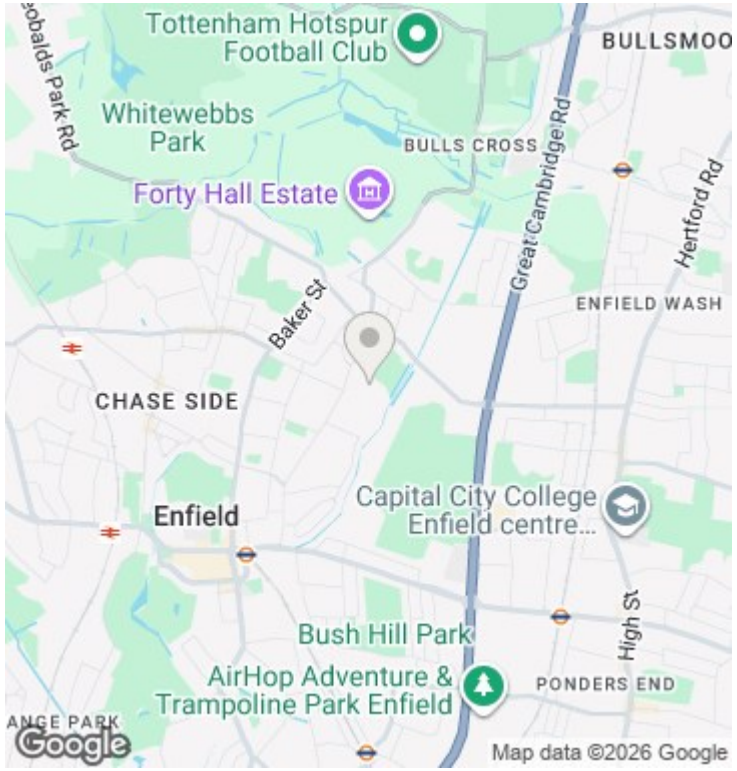
Rear Garden
Well established garden with decking to the immediate rear with recessed lighting, lawn, mature flowers, shrubs and evergreens, feature Cedar tree, timber shed, Pergola, gate to side giving access to the front.

Private Driveway
Providing private off street parking for two vehicles



Total area: approx. 138.7 sq. metres (1493.4 sq. feet)





mather estates
independent agents

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 will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

01707 270777 hatfield@matherestates.com
27 Market Place, Hatfield, Hertfordshire, AL10 0LJ