



OLD PARK VIEW, ENFIELD, EN2

We are pleased to offer for sale this lovely three bedroom detached bungalow in one of Enfield's most prestigious locations. Adjacent to Enfield Golf Course and within walking distance of Enfield Town, Enfield Chase Rail Station (Moorgate Line), Oakwood underground and excellent local schools, the property is ideally located for professionals, families & retirees alike.

The property boasts a bright spacious kitchen, a conservatory, 3 bedrooms, a family bathroom, a 106ft rear garden & ample OSP.

Viewing is a must to truly appreciate all this property has to offer!



ACCOMMODATION

* ENTRANCE HALL * 18FT RECEPTION ROOM * FITTED KITCHEN WITH STONE WORKTOPS & INTEGRATED APPLIANCES * CONSERVATORY * 3 BEDROOMS * FULLY TILED BATHROOM * BEAUTIFUL 100FT SECLUDED REAR GARDEN * DETACHED GARAGE * BLOCK-PAVED FRONT DRIVE - OFF STREET PARKING FOR SEVERAL CARS * SCOPE TO EXTEND & LOFT CONVERT - STPP * OFFERED CHAIN FREE *

* SERVICES: GAS CENTRAL HEATING * INSULATED CAVITY WALLS * FEATURES: DOUBLE GLAZING *

PRICE: £950,000 FREEHOLD

ENTRANCE HALL 15'4" x 7'3" (4.68 x 2.22)

Double glazed door from the entrance porch opening into large hallway. Wooden flooring, with radiator and pendant light to ceiling. Access to the Reception room, Kitchen, Bathroom & Bedrooms. .



RECEPTION ROOM 18'8" x 14'1" (5.70 x 4.30)

Double glazed patio door to the rear. Wooden flooring, with working coal effect gas fire with marble hearth & wooden surround. radiator. pendant lighting to ceiling and 2 wall hung lights



RECEPTION ROOM (pic 2)



KITCHEN 12'3" x 9'2" (3.75 x 2.80)

Dual aspect with double glazed window to the rear & frosted double glazed window & door to the side. Ceramic tiled flooring, with wooden Shaker style wall & base units. Built in fridge freezer, ceramic induction hob with extractor above. Single oven, plumbed for dishwasher & washing machine. Stainless steel one and a half bowl sink, stone worktop and splashbacks.



KITCHEN (pic 2)



CONSERVATORY 12'1" x 10'11" (3.70 x 3.35)
Glass & pvc conservatory with radiator and pendant lighting to the ceiling with fan.



CONSERVATORY (pic 2)



ENTRANCE HALL (pic 2)



BEDROOM 1 14'1" x 13'9" (4.30 x 4.20)

Double glazed window to front with radiator beneath. Laminate flooring, fitted wardrobes and pendant lighting to ceiling.



BEDROOM 1 (pic 2)



BEDROOM 2 12'1" x 8'11" (3.70 x 2.73)

Double glazed window to front with radiator beneath. laminate flooring. Fitted wardrobes & pendant lighting to ceiling.



BEDROOM 3 8'10" x 8'10" (2.70 x 2.70)

Double glazed window to the side with radiator beneath. Laminate flooring & pendant lighting to ceiling.



MAIN BATHROOM 8'10" x 8'10" (2.70 x 2.70)

Two double glazed frosted windows to the side. Low flush WC, pedestal wash hand basin, panelled bath & separate glass shower cubicle. Fully tiled, with spotlights to the ceiling.



PATIO AREA



GARDEN 106'0" x 41'11" (32.31 x 12.80)



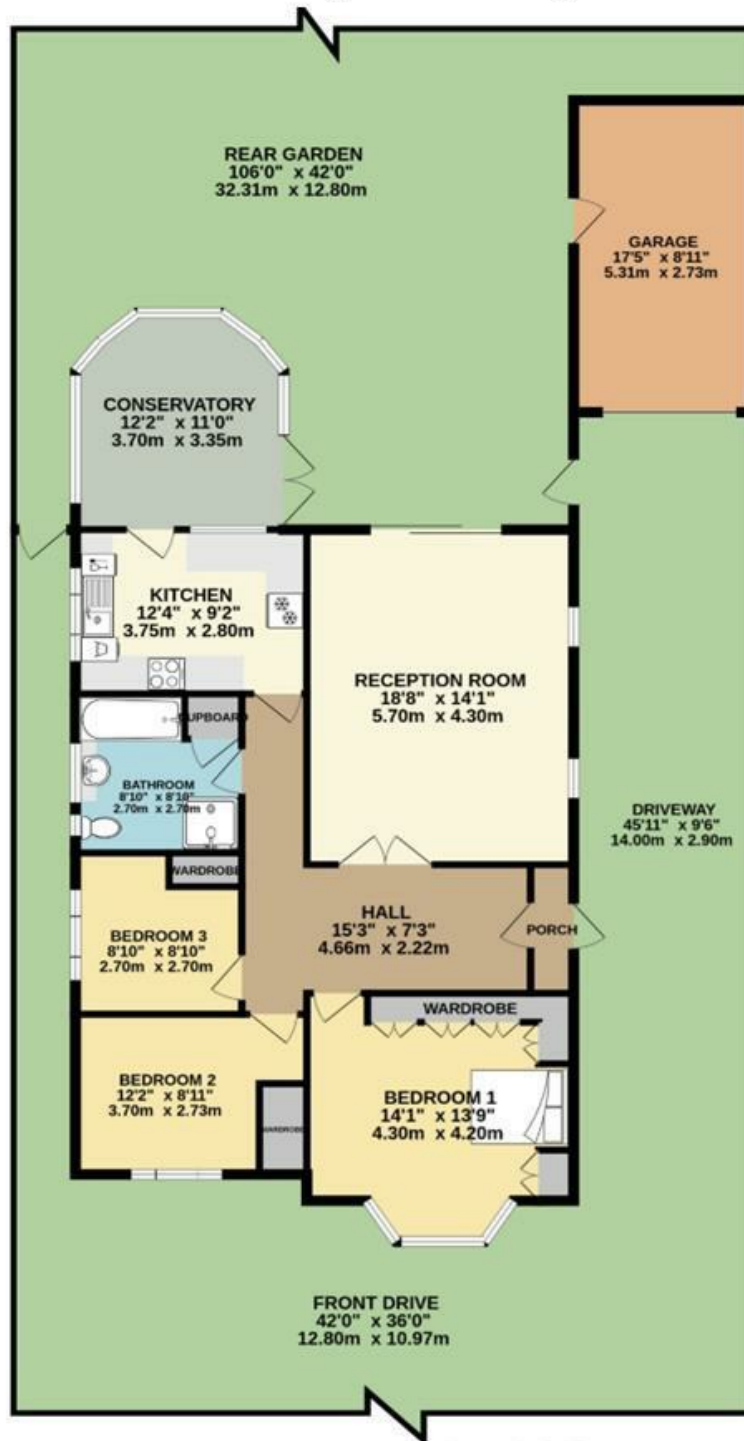
REAR ELEVATION



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Total Internal Floor Area: 1194sqft (111sqm)

Including Conservatory



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	85
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.

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