

McRae's

Sketty Road, Enfield, Greater London. EN1 3SJ

"A Well Presented Three Bedroom Mid Terrace Family Home With A Delightful Garden, Additional Rear Access & Scope To Extend (STP)"



Guide Price £525,000 Freehold

This attractive and well presented mid terrace property combines a convenient, "family friendly" location with generous accommodation arranged over two floors, whilst offering plenty of scope to create and personalise a wonderful long term home. The ground floor features a welcoming entrance hallway leading in to a comfortable separate lounge, while to the rear, is a generous kitchen/dining room, creating a sociable heart to the home, with ample space for everyday living and entertaining. Upstairs, the landing provides access to three good sized bedrooms plus a modern family bathroom. A particular attraction is the potential for a loft conversion, subject to the necessary planning permissions and building regulations, providing an excellent opportunity to further enhance the accommodation if required. Outside, the property really comes into its own, with a delightful, "larger than average" rear garden. A well maintained decked terrace provides an ideal setting for outdoor dining and relaxation, while the remainder is predominantly laid to lawn, boasting plenty of space for children, gardening and family recreation. At the far end of the garden is the additional benefit of rear access onto a gated service road. Ideally positioned in a popular residential location, the property is within easy reach of Enfield Town, offering an excellent selection of shops, cafes, restaurants and everyday amenities. Enfield Town and Southbury stations are both within convenient reach, providing connections towards London Liverpool Street. Families are well catered for with a selection of primary and secondary schools in the surrounding area, while Bush Hill Park, Enfield Playing Fields and Southbury Leisure Centre provide a variety of recreational and leisure facilities. Commuters and motorists also benefit from convenient access to the A10 and wider road network.

All in all, a versatile family home with a substantial rear garden and excellent scope to further enhance the accommodation, making it an exciting opportunity for those looking to put down roots in this popular Enfield location.

Local Authority: London Borough OF Enfield
Council Tax Band: D
EPC Rating: C

Entrance:

The property is approached via a pedestrian pathway leading through a neatly enclosed front garden, bordered by low level brick walling. A covered entrance porch provides shelter and access to the attractive double glazed front entrance door, creating a welcoming first impression. The front garden enjoys a pleasant open aspect and offers a well kept lawn that enhances the propertys kerb appeal and character.

Hallway: (18' 06" x 5' 05") or (5.64m x 1.65m)

The hall is entered via a frosted double glazed front door with top casement and an air vent. Other features include a coved cornice ceiling, a picture rail, a single radiator, stairs rising to the first floor, plus two, useful under storage cupboards, one of which currently houses the gas and electric meters. Doors to each room off.

Lounge: (14' 0" x 12' 04") or (4.27m x 3.76m)

Accessed through an attractive glazed internal door, the family sized lounge features a coved cornice ceiling, a dado rail, recessed downlights, a wall mounted focal point gas fire (untested), a single radiator plus a double glazed bay window with top opening casements to the front elevation, overlooking the Road outside.

Dining Area: (12' 04" x 12' 06") or (3.76m x 3.81m)

This versatile dining/breakfast area includes a coved cornice ceiling, a single radiator to the side, ceiling down lighters, space for a full length fridge freezer and a dining table and chairs, in addition to double glazed patio doors with side casements that provide direct access out onto the delightful rear garden.



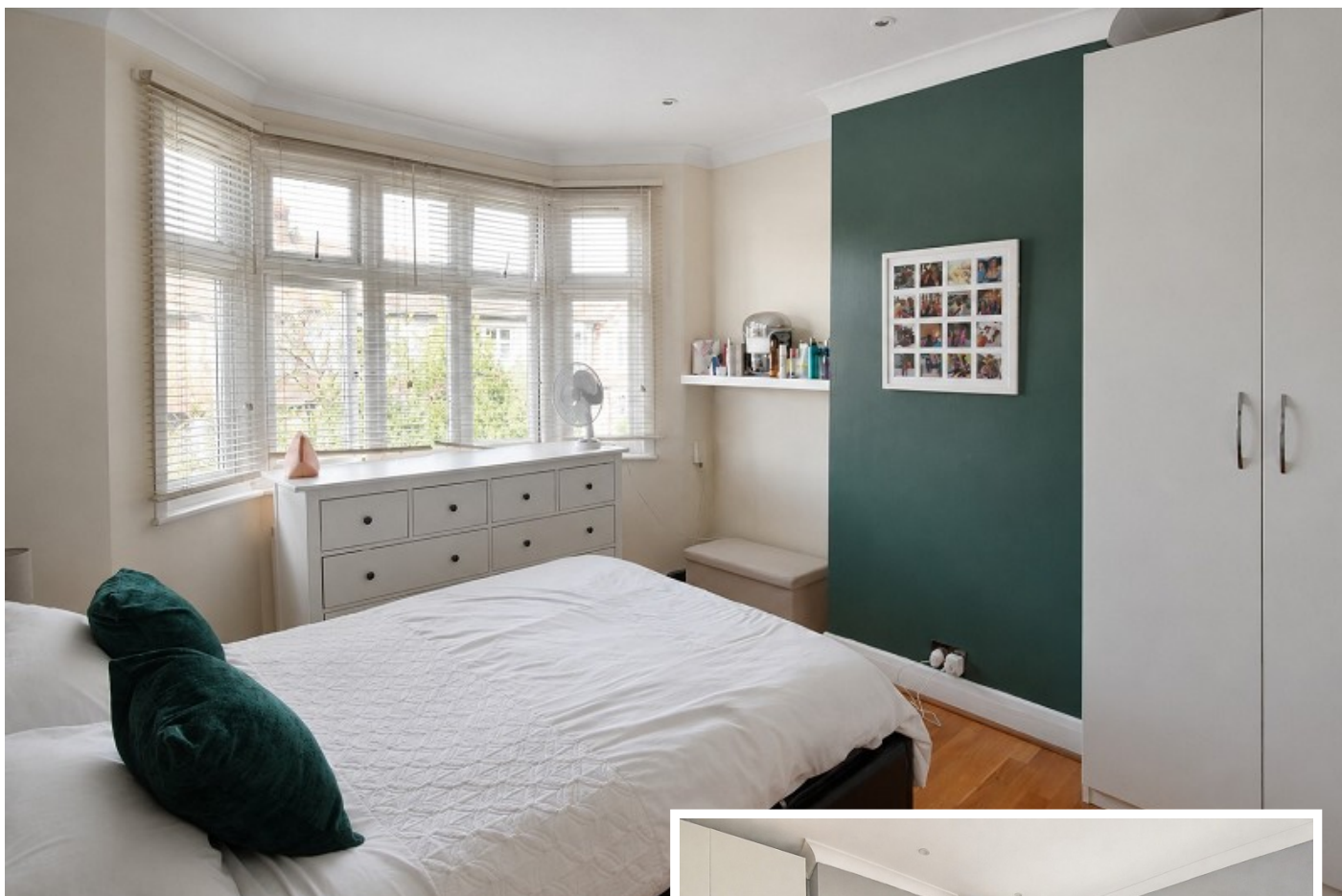


Kitchen: (8' 01" x 6' 10") or (2.46m x 2.08m)

A smart and well appointed kitchen, that features a range of fitted wall and base cabinetry, with complementary work surfaces, a single sink unit with mixer tap, a four ring electric hob with oven beneath and extractor hood above, integrated wine storage, space and plumbing provision for an automatic washing machine and dishwasher, plus a wall mounted boiler that is concealed within a cabinet. Additional features include a single radiator, coved cornice ceiling, recessed downlighters, plus a double glazed window to the rear aspect.

First Floor Landing: (6' 11" x 8' 0") or (2.11m x 2.44m)

Stairs rise to the first floor landing, featuring a picture rail, ceiling downlights, access to the loft via a glazed hatch, together with doors to each room off.



Bedroom 1: (12' 04" x 11' 0") or (3.76m x 3.35m)

A spacious principal bedroom that incorporates ceiling downlights, a fitted wardrobe plus a coved cornice ceiling. An attractive double glazed bay window with top casements overlooks the front elevation, complemented by built in shelving and a single radiator below the bay.



Bedroom 2: (12' 04" x 12' 0") or (3.76m x 3.66m)

This " Back " bedroom comprises a coved cornice ceiling, a single radiator, ceiling downlights, plus a double glazed window with a side casement to the rear elevation, that allows superb views over the glorious garden and neighbourhood beyond.

Bedroom 3: (7' 06" x 6' 11") or (2.29m x 2.11m)

This "Box" bedroom includes a coved cornice ceiling, a single radiator, an air vent, ceiling downlights, plus a double glazed window to the front elevation.





First Floor Bathroom: (7' 06" x 5' 01") or (2.29m x 1.55m)

This contemporary bathroom features fully tiled walls, a coved cornice ceiling, downlights, a panelled bath with mixer tap and hand held shower attachment, a low flush WC, a built in wash hand basin with mixer tap and storage cupboards beneath, a heated towel rail and mirrored toiletry cabinet, plus a frosted double glazed window to the rear elevation.

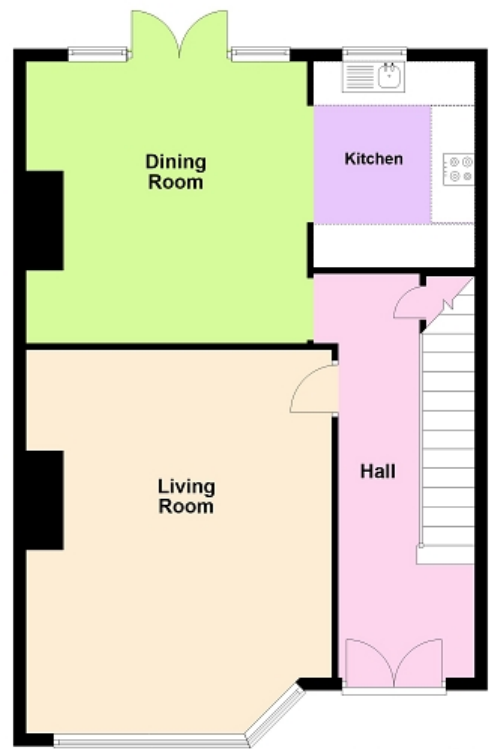
Rear Garden:

This much loved and thoughtfully landscaped rear garden commences with a staggered and family sized decked terrace area, complemented by planting beds, offering an excellent balance of outdoor entertaining space together with mature greenery.

A shaped pathway leads through the lawn to the rear boundary, where two useful storage sheds are located. A rear fence door at the bottom of the garden provides entrance to a useful service road (that is securely gated) which can be accessed from Bryn-Y-Mawr Rd, that allows practical access for bicycles, garden maintenance, as well as for going to and from the property.

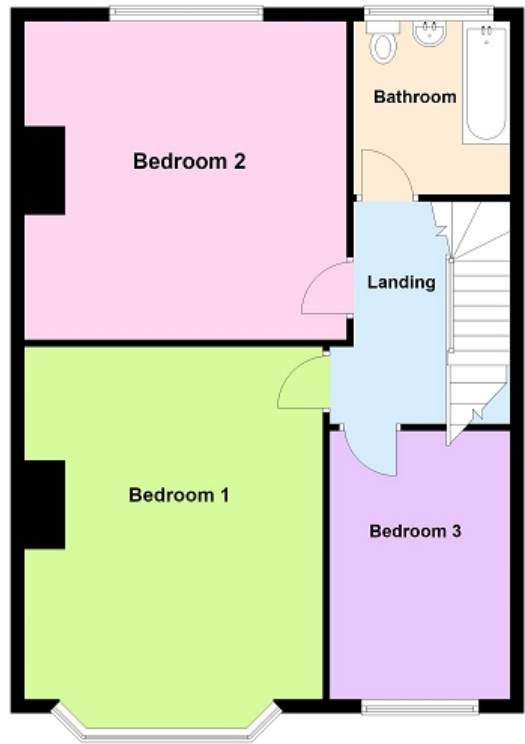


Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.