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25 Silver Street Enfield Town EN1 3EF Tel: 0208 364 4118 Chailey Avenue, Enfield, EN1 3LZ Offers In Excess Of £600,000

OPEN DAY SATURDAY 18TH FERRUARY - 11AM TO 2PM - CALL TO BOOK YOUR SLOT. This FOUR BEDROOM END OF TERRACE HOUSE is located on the ever popular WILLOW ESTATE in Enfield within easy reach of Enfield Town Mainline Station, shops and restaurants. This ideal family home falls within the catchments of some of the most sought after primary and secondary schools in Enfield. The property is also within easy reach of the A10 / M25 which offer good road links to the surround areas. The David Lloyd Leisure centre is close by offering a wide range of facilities which include a gym as well as indoor and outdoor tennis courts, there is also an on-site creche if you need to take the children with you. The accommodation comprises four double bedrooms, three bathrooms, two reception rooms - one of which is currently being used as a study, kitchen breakfast room and separate utility room, there is the added benefit of off street parking for three vehicles and an approximate 30ft rear garden. Call to arrange an viewing.

Entance

Via UPVC double glazed porch to

Entrance Hallway

Stairs to first floor landing, under stairs storage cupboard, power points, laminate wood style flooring. Doors to

Lounge

23'49 x 11'17 (7.01m x 3.35m)

UPVC double glazed bay window to front aspect, double radiator, coving to ceiling, feature gas fireplace with tiled surround and wooden over mantle, telephone point, TV point, power points, laminate wood style flooring. Patio doors to

Reception Two / Study 8'10 x 8'8 (2.69m x 2.64m)

UPVC double glazed French doors to rear aspect, power points, TV point, laminate wood style flooring.

Kitchen / Breakfast Room

18'52 x 14'34 (5.49m x 4.27m)

UPVC double glazed window and door to rear aspect, coving to ceiling, double radiator, range of base and eye level units with roll top work surfaces, part tiled walls, integrated gas oven, integrated electric hob, integrated fridge freezer, integrated extractor, integrated washing machine, double drainer sink unit with stainless steel sink unit, integrated dishwasher, power points, laminate wood style flooring. Door to

Lobby

Doors to

Downstairs Shower Room

Part tiled walls, coving to ceiling, thermostatically controlled walk in shower cubicle, vanity wash hand basin with mixer tap, low level WC, tiled flooring.

Utility Room

7'73 x 7'26 (2.13m x 2.13m)

UPVC double doors to front aspect, shelving, space for fridge freezer.

First Floor Landing

UPVC double glazed window to side aspect, stairs to second floor, doors to

Bedroom One 12'82 x 8'69 (3.66m x 2.44m)

UPVC double glazed bay window to front aspect, coving to ceiling, double radiator. fitted wardrobes, telephone point. TV point, power points, laminate wood style flooring.

Bedroom Two

9'61 x 8'75 (2.74m x 2.44m)

UPVC double glazed window to rear aspect, coving to ceiling, double radiator, fitted wardrobes, power points, laminate wood style flooring.

Bedroom Three

11'91 x 11'74 (3.35m x 3.35m)

UPVC double glazed windows to front and rear aspects, double radiator, coving to ceiling, power points, laminate wood style flooring.

Bathroom

UPVC double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower, wall mounted wash hand basin with mixer tap, low level WC, coving to ceiling, part tiled walls, extractor fan, heated towel rail, tiled flooring.

Second Floor Landing

Door to

Bedroom Four

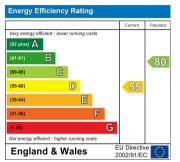
14'92 x 9'94 (4.27m x 2.74m)

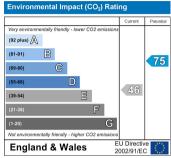
UPVC double glazed windows to front and rear aspects, fitted wardrobes, eaves storage, double radiator, inset spotlights, TV point, power points. Door to

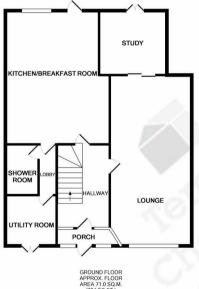
UPVC double glazed opaque window to rear aspect, part tiled walls, three piece bathroom suite comprising thermostatically controlled walk in shower cubicle, vanity wash basin with mixer tap, low level WC, extractor fan, heated towel rail, tiled flooring.

Garden Approx 30ft

Artificial lawn, patio area, plant and shrub borders.







(764 SQ.FT.)

TOTAL APPROX. FLOOR AREA 130.8 SQ.M. (1408 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken and by other items are approximate and no responsibility to take a sub-by any orospective purchaser. The services, systems and applicances shown have not been itselfed and no guarante as to their operability or efficiency can be given.



APPROX. FLOOP

AREA 35 8 SO M (386 SQ.FT.)

BEDROOM FOUR

2ND FLOOR APPROX FLOOR AREA 24.0 SQ.M





