



5 bed end of terrace house to buy in EN3

Albany Park Avenue, Enfield, London, EN3 5NZ

£510,000 Starting Bid

 x 5  x 1  x 1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Five-Bedroom Family Home with Excellent Scope for Further Development

A substantial five-bedroom double-fronted family home, offering spacious and versatile accommodation ideal for modern family living.

The property comprises a fitted kitchen/breakfast room, reception room and fitted bathroom suite, together with the benefits of double glazing and gas central heating. Externally, the home further features garage access via gated entrance and a 3 car driveway.

Situated within easy reach of local amenities, schools for all ages and excellent transport links, including bus routes and rail station, providing convenient access into the city.

Key features

- Five-bedroom double-fronted extended family home.
- Fitted kitchen/breakfast room.
- Reception room.
- Fitted bathroom suite.
- Double glazing and gas central heating.
- Garage via gated access and 3 car driveway.
- Close to local amenities, schools and transport links.
- Excellent scope to extend further, subject to planning.

- Suitable for living or investment.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £510,000

Property Type: End of terrace house

Parking: Driveway & Garage

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Lounge/Dinning

6.35m x 4.27m (20'10" x 14'0")

TV point, radiator, UPVC double glazed doors to the rear gardens and UPVC double glazed window to rear.



Kitchen

6.35m x 2.44m (20'10" x 8'0")

Fitted kitchen units, display cabinets, cooker point, worktop surfaces, one and a half bowl stainless steel sink unit with mixer taps, tiled flooring, plumbed for washing machine & dishwasher, dual aspect UPVC double glazed windows.



Bedroom 1

3.78m x 3.25m (12'4" x 10'7")

Radiator & UPVC double glazed window to front aspect.



Bedroom 2

3.05m x 3.25m (10'0" x 10'7")

Radiator and UPVC double glazed window to front aspect.



Bedroom 3

3.96m x 3.05m (12'11" x 10'0")

Radiator & UPVC double glazed window to rear aspect.



Bedroom 4

2.74m x 2.44m (8'11" x 8'0")

L Shaped room, radiator and UPVC double glazed window to rear aspect.



Bedroom 5

1.96m x 1.78m (6'5" x 5'10")

Radiator and UPVC double glazed window to front aspect.

Bathroom

The bathroom is fitted with a suite comprising pedestal wash hand basin, low-level WC and panelled bath with mixer taps and shower attachments, complemented by partly tiled walls, tiled flooring, spot lighting, radiator and a UPVC double glazed window to the rear aspect.

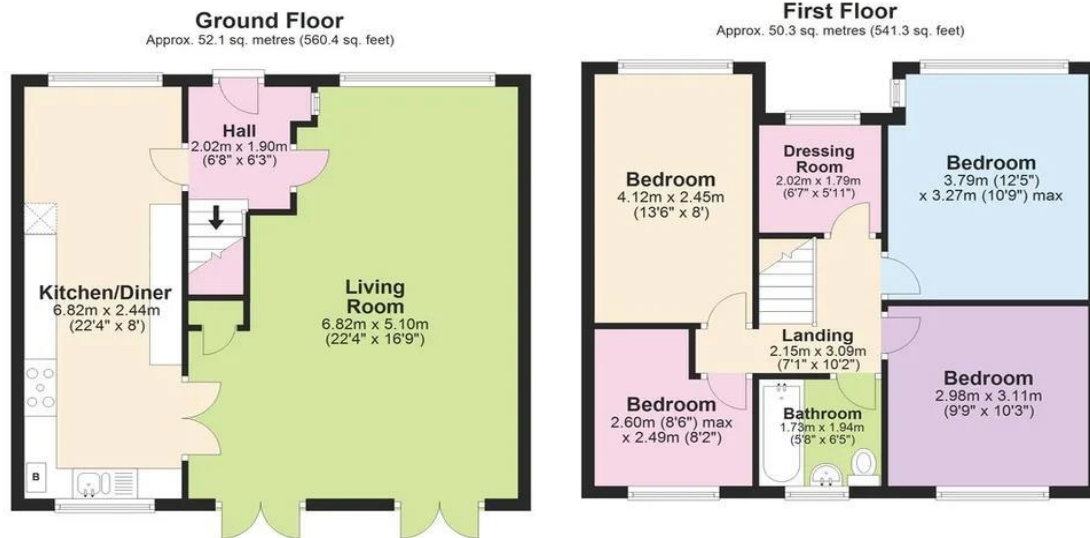


Rear Garage

6.10m x 3.66m (20'0" x 12'0")

Via gated access to the rear with additional carport parking.





Total area: approx. 102.4 sq. metres (1101.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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