



Amberley Gardens, Enfield

Guide Price £650,000 - £675,000 | £2,750 pcm Freehold

****CHAIN FREE**** - Guide Price £650,000- £675,000 • Four Bedroom House • Ensuite and Dressing area to Main Bedroom • Large Family Bathroom • Double Glazed and Bespoke Wooden Shutters • Recently Painted & New Carpet • Close to Transport Links, A10 & A406 • Good School Catchment - Raglan Primary, Galliard Primary, Edmotnon Country & Latymer High School





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Caplen Estates welcomes to the market this well presented four bedroom home situated on in Enfield, close to local amenities, a number of great schools and transport links to A10 & A406.

The property offers off-street parking to the front and a stylish double door entrance. The property has a through lounge/diner with wooden floor, double glazed, French doors to the rear garden and bespoke shutters. The kitchen is fully fitted with a range of units, integrated dishwasher, fridge/freezer, over and micro, plus electric induction hob, there is also a door leading to the rear garden.

The first floor has two large double bedrooms one with fitted wardrobes, and a single bedroom. All rooms offer bespoke wooden shutters, plus a family bathroom with bath and separate shower. The top floor has a recently installed loft conversion with bedroom, dressing area and ensuite shower room.

The rear garden is part patio, part lawn and a gate with access to the rear. Early viewing is highly recommended. To arrange a viewing, please call our office on 0203 937 7733.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Living Room

Dimensions: 13' 1" x 11' 11" (3.98m x 3.63m).

Kitchen

Dimensions: 13' 7" x 7' 3" (4.14m x 2.21m).

Dining Room

Dimensions: 13' 7" x 11' 11" (4.14m x 3.63m).

Bedroom 1

Dimensions: 14' 0" x 10' 9" (4.26m x 3.27m).

Bedroom 2

Dimensions: 12' 10" x 11' 0" (3.91m x 3.35m).

Bedroom 3

Dimensions: 12' 6" x 10' 6" (3.81m x 3.20m).

Bedroom 4

Dimensions: 7' 10" x 7' 5" (2.39m x 2.26m).

Dressing Area

Dimensions: 13' 0" x 7' 7" (3.96m x 2.31m).

Family Bathroom

Dimensions: 10' 5" x 7' 8" (3.17m x 2.34m).

Garden

Dimensions: 33' 6" x 19' 5" (10.20m x 5.91m).





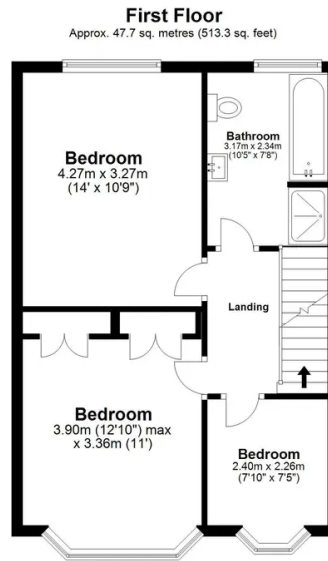
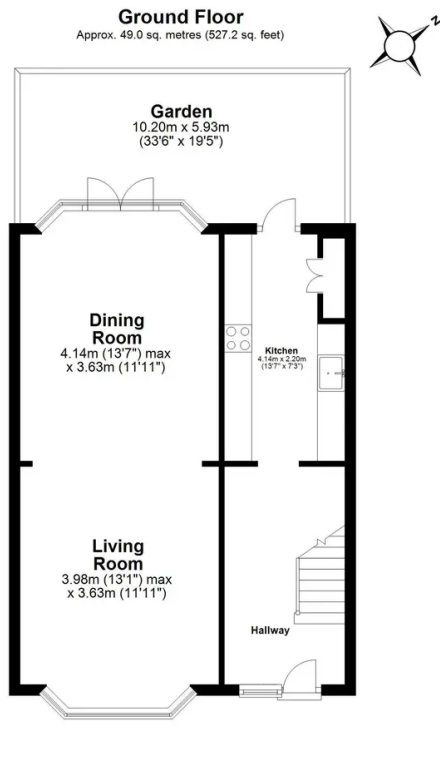
GARDEN

33' 6" x 19' 5" (10.2m x 5.93m)

OFF ROAD

2 Parking Spaces

Off-street parking for two cars



Total area: approx. 126.1 sq. metres (1357.2 sq. feet)

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Plan produced using PlanUp.

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