



- 1930's END OF TERRACE
- OFF ROAD PARKING
- LONG REAR GARDEN
- REAR EXTENSION

Mapleton Crescent, Enfield, EN3 5RD

PRICE: Offers In Excess Of £465,000 FREEHOLD

EXTENDED 1930'S Three bedroom end of terrace property with long rear garden and OFF ROAD PARKING. Through lounge with rear ground floor extension. Modern high gloss kitchen. Two double bedrooms and traditional single third bedroom all with fitted wardrobes. Excellent presentation throughout. **VENDOR SUITED**



Property Description

Mapleton Crescent is an attractive crescent of similar type properties ideally located close to Turkey Street BR Station and the A10 intersection. Local shops for day to day needs are within walking distance and local bus routes provide a regular service to neighbouring towns.

The property itself has historically been extended to the ground floor to provide a large living space and the current vendor has invested in the property to provide an excellent family home. The property presents on a traditional 1930's floor plan with two double bedrooms and single bedroom with Oriel bay window. All of the bedrooms benefit from fitted wardrobes and these are supported by the modern first floor fully tiled shower room.

The ground floor accommodation offers tiled flooring throughout which gives an air of elegance to the property and the accommodation in brief provides a welcome reception hall with stairs ascending to the first floor. There is a 23' through lounge which grants open plan access to the 15' dining room. The modern high gloss kitchen offers composite work surfaces, integrated washing machine, oven and hob.

Externally the rear garden is a real feature of the property. The garden has been professionally landscaped and laid to hard standing for ease of maintenance. There is a 18' log cabin which offers itself to a variety of uses. The front garden provides off road parking for two-three vehicles.

Other features include full double glazing and gas central heating.





Our vendor is highly motivated to move and has found a suitable property to purchase. Early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

THROUGH LOUNGE

23' 4" x 9' 5" (7.11m x 2.87m)

DINING ROOM

15' 3" x 9' 5" (4.65m x 2.87m)

MODERN KITCHEN

10' 8" x 5' 10" (3.25m x 1.78m)

FIRST FLOOR LANDING

BEDROOM ONE

11' 1" x 9' 5" (3.38m x 2.87m)

BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m)

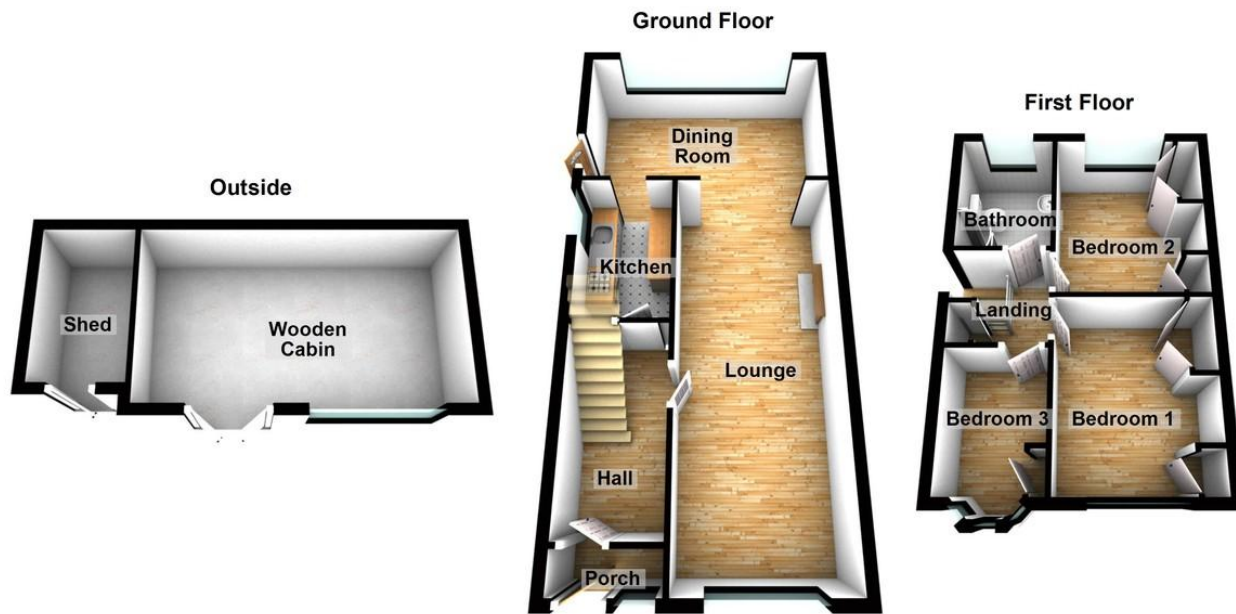
BEDROOM THREE

7' 6" x 5' 10" (2.29m x 1.78m)

BATHROOM

7' 6" x 5' 10" (2.29m x 1.78m)





EXTERIOR

LONG REAR GARDEN

LOG CABIN

18' 1" x 9' 10" (5.51m x 3m)

FRONT GARDEN

Off road parking

CHARGES

Freehold Title

Council Tax Band D Enfield Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements