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Jean Hennigan Properties

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**NAGS HEAD ROAD,
ENFIELD, MIDDLESEX, EN3 7AA.**



Offered chain free and situated along this sought after tree lined road, this extended, three bedroom, mid terrace family home, provides the incoming purchaser with the potential to modify and further enlarge, subject of course to the necessary approvals, whilst benefiting from off street parking to the front, a south facing garden and an oversized double garage and workshop providing a variety of options for alternative use.

Conveniently located within this vibrant community which offers a wide variety of amenities to include supermarkets, local shops, a selection of eateries from around the globe and two public parks. Southbury and Ponders End Train Stations are within a short walk and provide fast and regular access to London's Liverpool Street and Tottenham Hale, whilst a wide selection of highly regarded schools are also within close proximity.

SUMMARY OF ACCOMMODATION

ENTRANCE LOBBY AND RECEPTION HALL

GOOD SIZE SITTING/DINING ROOM*

EXTENDED KITCHEN/BREAKFAST ROOM

FAMILY BATHROOM

REAR LOBBY

THREE GOOD SIZED BEDROOMS

DOUBLE GLAZED WINDOWS

GAS FIRED CENTRAL HEATING

DRIVEWAY PROVIDING OFF STREET PARKING

SECLUDED SOUTH FACING REAR GARDEN

OVERSIZED DOUBLE GARAGE AND WORKSHOP PROVIDING A VARIETY OF OPTIONS FOR USE

An obscure double glazed door affords access to:

ENTRANCE LOBBY *Oak wood effect flooring and panelled door to:*

RECEPTION HALL *Oak wood effect flooring and radiator. Staircase to first floor and two doors to:*

SITTING/DINING ROOM *26'4 x 10'11 (overall)*

Sitting Area:- 14'1 x 10'3 *Double glazed bay window to front with radiator below. Cupboard housing the electric meter and fuse board, TV and telephone points, oak wood effect flooring.*

Dining Area:- 12' x 10'11 *Oak wood effect flooring, radiator and sliding patio door to:*

KITCHEN/BREAKFAST ROOM *19'6 x 9'6 (max) Fitted with a range of wall and base units with ample working surfaces and decorative tiled splashbacks incorporating double drained sink unit. Freestanding double oven and grill with four ring gas hob, space for fridge/freezer and recess with plumbing for washing machine. Double glazed window to rear overlooking the garden, deep under stairs storage cupboard, double radiator and decorative tiled flooring. Door to inner hall and panelled door to rear lobby.*

REAR LOBBY *8'3 x 4'1 With translucent roof and oak wood effect flooring. Double glazed door to garden.*

INNER HALL *5'2 x 2'11 Tiled in decorative ceramics with fitted double cupboard and decorative tile flooring. Door to:*

FAMILY BATHROOM *7'3 x 5'2 Again tiled in decorative ceramics with suite comprising; pedestal wash hand basin, bidet, close coupled w.c. and panelled bath with mixer tap and shower attachment. Obscure double glazed window to rear, radiator and decorative tiled flooring.*

FIRST FLOOR

LANDING *11'11 x 4'10 Access via retractable ladder to boarded loft with light connected. Doors to bedrooms.*

BEDROOM ONE *13'7 x 11'11 Twin double glazed windows to front with radiator below.*

BEDROOM TWO *12' x 8'1 Double glazed window to rear with radiator below. Double wardrobe cupboard housing the Ideal gas fired central heating boiler and hot water cylinder with fitted immersion heater.*

BEDROOM THREE *10'6 x 8'2 Dual aspect with double glazed window to side and rear with radiator below. Oak wood effect flooring and telephone point.*

EXTERIOR

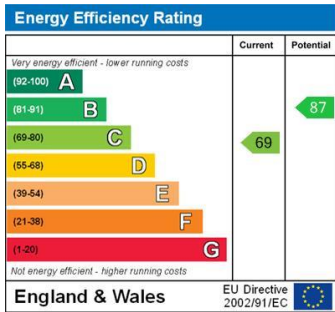
The property is approached via a driveway which provides off street parking and is bordered on either side by brick walls.

Enjoying a sunny south facing rear garden which is principally paved with inset shrub beds. The garden is bordered on either side by fencing and walls, and there are external water and lighting connections. To the rear of the garden is:

OVERSIZED DOUBLE GARAGE AND WORKSHOP *30'7 x 13'9 Access provided via an adopted service road to the rear, and providing a variety of options for alternative use, subject to the necessary approvals. Double vehicular and pedestrian doors to rear. With power and light connected. Bi-folding and pedestrian door to garden. Range of fitted shelving.*

PRICE: £475,000. FREEHOLD

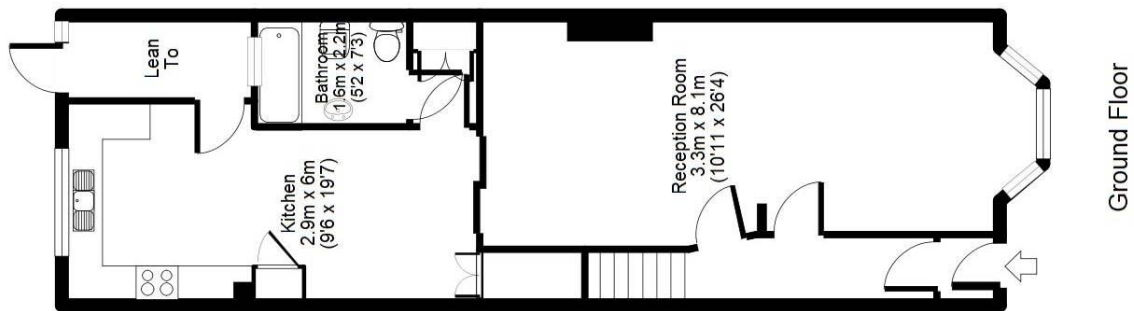
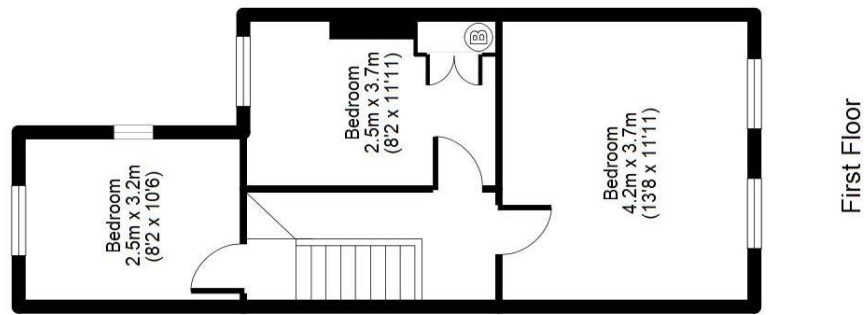
Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2677

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