



10 Ash Ride, Enfield, EN2 9BX

£750,000

THREE BEDROOM BUNGALOW WITH HUGE POTENTIAL AND PLANNING PERMISSION GRANTED.

Planning has been permitted for an extra floor to be added and extending on the ground floor to create a four bedroom , three bathroom home with extremely spacious living area.

Currently the property comprises of three double bedrooms, separate bathroom and WC, kitchen, living room, conservatory and garage. The breathtaking fully enclosed garden is over 100 feet long.

Located on a quiet cul-de-sac within minutes walk of Crews Hill Train Station and picturesque countryside this is a unique opportunity to create your perfect home so please call Lanes for your viewing.



FRONT

Driveway parking for two cars and entrance to garage. Lawn and well maintained shrubbery to side, paved path to front.

CONSERVATORY

15'3 x 9'2 (4.65m x 2.79m)

Entrance into useful conservatory room with tiled flooring, cupboard space and windows to side and front.

HALLWAY

Door to hallway, carpeted flooring, radiator, smoke alarm, window to rear and door to WC.

LIVING ROOM

18'0 x 12'0 (5.49m x 3.66m)

Spacious living room with carpeted flooring, multi fuel burner, double glazed window to front and side.

KITCHEN

13'0 x 12'0 (3.96m x 3.66m)

Well equipped kitchen with a range of base and eye level units, deep sink with mixer taps and splash back tiles and work surfaces. Space for cooker with extractor filter hood over, built in storage cupboard, radiator, wall mounted boiler, door to lean to and double glazed windows to front.

LEAN TO

13'6 x 3'1 (4.11m x 0.94m)

Tiled flooring, door to garden and door leading to front of property.

BEDROOM ONE

15'3 x 12'3 (4.65m x 3.73m)

Large main bedroom with carpeted flooring, radiator and double glazed window to front and side.

BEDROOM TWO

12'3 x 11'9 (3.73m x 3.58m)

Second double bedroom with carpeted flooring, radiator and double glazed windows to side.

BEDROOM THREE

12'3 x 8'2 (3.73m x 2.49m)

Third double bedroom with carpeted flooring, radiator and double glazed windows to side.

BATHROOM

Comprising of panelled bath with shower attached, hand basin with vanity unit below and radiator.

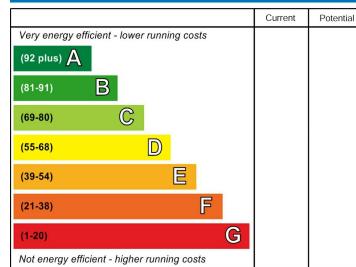
CLOAKROOM

Low level WC with window to side.

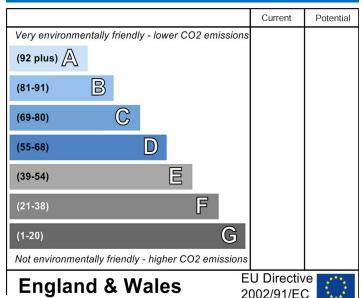
GARAGE

With power, lighting WC and shower cubicle.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

