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**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.

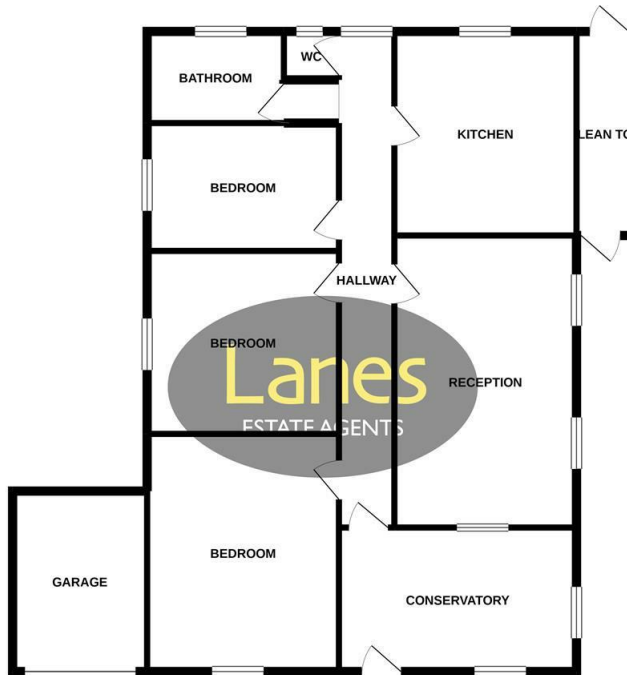
**GARAGE**

With power. lighting WC and shower cubicle.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagame ©2020

**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.



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