

FOR SALE - THREE BEDROOM FAMILY HOME



2 COTSWOLD GREEN, ENFIELD, EN2 7HE

An opportunity to acquire an extended, 3-bedroom semi-detached property. Nicely presented but in need of general modernisation - offering scope for a buyer to create a family home to their desired specification – and set in a sought after location.

Situated in a turning off Enfield Road (A110), Cotswold Way leads to Cotswold Green – the subject property sitting behind, and enjoying an open outlook over the Green. There is pedestrian access at the end of Cotswold Way leading to recreational facilities, including Boxers Lake & open space.

The property is within easy reach of Merryhills Primary & Highlands Secondary schools, and it is situated between the shopping centres of Southgate & Enfield Town, as well as both Enfield & Trent Park Golf clubs. Bus services run along Enfield Road, and between the 2 nearest stations which are; Oakwood (Piccadilly Line), & Enfield Chase (Main Line) – both just over a mile from the property.

SUMMARY OF ACCOMMODATION

3 BEDROOMS • EXTENDED THROUGH RECEPTION • KITCHEN • MORNING ROOM
GUEST CLOAK ROOM • BATHROOM • SEPARATE WC • GARAGE plus OWN DRIVE
REAR GARDEN WITH SOUTH EASTERLY ASPECT

GUIDE PRICE £775,000 FREEHOLD



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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Front door to side of property, opening to entrance lobby, with door to cloakroom, and opening through to;

Hallway

With under stair storage cupboard, stairs rising to first floor, and doors opening to;

Guest Cloakroom

Comprising close coupled WC, corner wall mounted wash basin, radiator, obscure glass double glazed window to front.

Extended Reception

Extended through reception. Stone fireplace & hearth, serve through to kitchen, radiators, double glazed bay window to front, double glazed door and window onto rear garden.

Kitchen

Range of wall & base units with worktops, stainless steel sink & drainer, gas cooker point, space & plumbing for washing machine and slim line dishwasher, space for fridge freezer, serving hatch, tiled walls, , radiator, double glazed window to side and archway through to;

Morning Room Extension

Radiator, double glazed window to rear, double glazed door to side.

FIRST FLOOR

Half landing with obscure glass double glazed window to front. Main landing with access to loft and linen cupboard housing gas boiler. Doors to;

Bedroom

Integral wardrobe cupboards, radiator, double glazed bay window to front.

Bedroom

Radiator, double glazed window to rear.

Bedroom

Built-in wardrobe cupboard, radiator, double glazed window to rear.

Bathroom

Comprising tile enclosed bath with mixer tap & hand held shower spray. Pedestal wash basin, radiator, obscure glass double glazed window to side.

Separate WC

Comprising close coupled WC, obscure glass double glazed window to side.



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EXTERIOR

Front Garden with driveway providing off-street parking for 3 cars in tandem – and leading to garage with up and over door.

Access gate giving access through to;

Rear garden 55' (16.76m)

Mature rear garden, with paved terrace and circular path around centre lawn. Mature trees and shrubs to borders. Various storage sheds and a greenhouse – in need of repair (one in need of replacement).

Garage 16' x 7'9 (4.88m x 2.36m) internally

Up and over door. With power supply.



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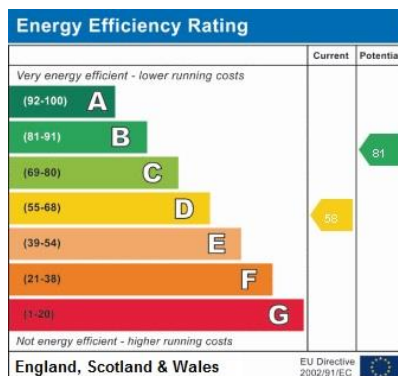
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