



 **4**
Bedrooms

 **3**
Bathrooms



EXTENDED (rear/side & loft) 4 BEDROOM TERRACED HOUSE with MODERN FITTED KITCHEN & UTILITY ROOM. Boasting 3 BATHROOMS, double glazed throughout & gas central heating. Easy access to Turkey Street train station, Albany Leisure Centre & shopping facilities. DOUBLE GARAGE & OFF - STREET PARKING X 2 CARS.

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ENTRANCE HALL: 13' 08" x 5' 02" (4.17m x 1.57m)

Double glazed door & window to the front aspect, laminate floor, under stairs storage cupboard.

SHOWER ROOM: 9' 04" x 2' 03" (2.84m x 0.69m)

Double glazed window to the side aspect, walk-in shower, wash hand basin with mixer tap in vanity unit, low-level flush w/c, heated towel rail, extractor, spotlights.

THROUGH LOUNGE: 22' 04" x 11' 03" (6.81m x 3.43m)

Double glazed window to the front aspect, laminate floor, coving to ceiling, dado rail, 2 radiators, fireplace.

KITCHEN: 22' 04" x 11' 03" (6.81m x 3.43m)

Double-glazed door to the garden, double-glazed window to the rear aspect, wall & base units, double Bosch oven, kitchen island, stainless steel sink drainer with mixer tap, plumbing for dishwasher, 5 ring gas hob, Bosch extractor, spotlights, radiator.

UTILITY AREA: 6' 02" x 6' 07" (1.88m x 2.01m)

Door to hallway, plumbing for washing machine, gas central heating boiler, floor units.

LANDING: 6' 00" x 8' 03" (1.83m x 2.51m)

Carpet, spotlights.

BATHROOM: 5' 08" x 5' 10" (1.73m x 1.78m)

Double glazed window to the rear aspect, spotlights, tiled walls, tiled floors, panel bath with mixer tap & shower attachment, low-level flush w/c, wash hand basin, extractor.

REAR BEDROOM: 10' 06" x 10' 00" (3.20m x 3.05m)

Double-glazed window to the rear aspect, radiator, laminate floor, and spotlights.

FRONT BEDROOM: 13' 00" x 10' 07" (3.96m x 3.23m)

Double-glazed window to the front aspect, radiator, laminate floor, and spotlights.

FRONT BEDROOM: 5' 10" x 6' 00" (1.78m x 1.83m)

Double-glazed window to the front aspect, radiator, laminate floor, and spotlights.

LOFT LANDING: 7' 06" x 3' 07" (2.29m x 1.09m)

Velux skylight, carpet, spotlights.

LOFT BEDROOM: 11' 03" x 16' 00" (3.43m x 4.88m)

8'06" x 11'03" X 16'00" Velux to the front aspect double glazed window to the rear aspect, storage into eaves, laminate floor, spotlights, radiator.

EN-SUITE: 5' 10" x 5' 08" (1.78m x 1.73m)

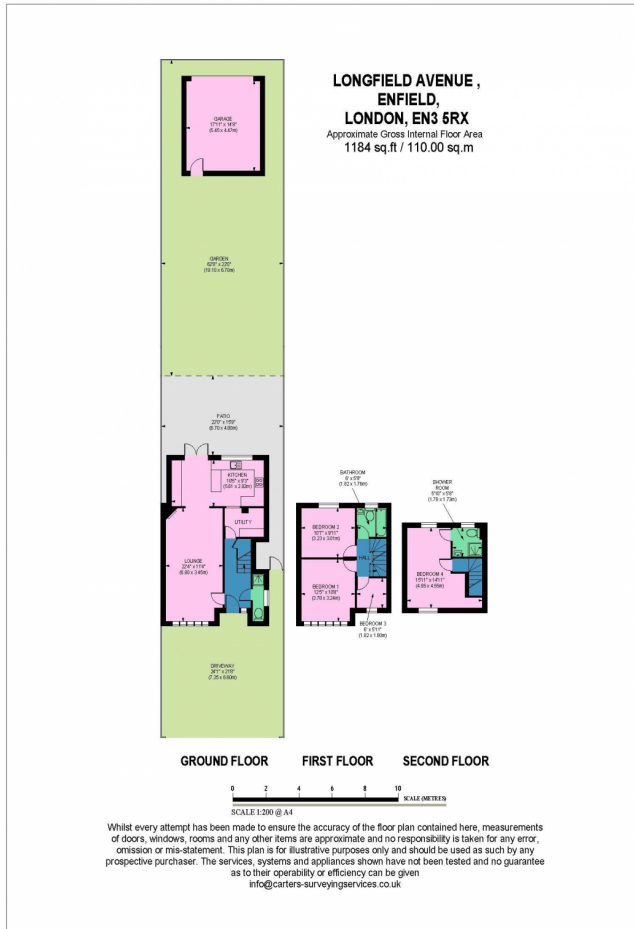
Double glazed window to the rear aspect, low-level flush w/c, walk-in shower, wash hand basin with mixer tap in vanity unit, heated towel, tiled wall, tiled floor, spotlights, extractor.


GARDEN: 38' 00" x 24' 00" (11.58m x 7.32m)

Patio area, mainly laid to lawn, side gate to front.

GARAGE: 17' 10" x 15' 00" (5.44m x 4.57m)

Spotlights, power, electric shutter garage door.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |

Address: Longfield Avenue, Enfield Wash EN3

