Churchbury Lane, Enfield

Under Offer (SSTC)

£360,000 (Leasehold)

BAKER AND CHASE

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The property comprises a spacious reception room, allowing plenty of room to lounge and dine. Two double bedrooms follow, the main of which boasting a fireplace and offering plenty of storage space. A modern bathroom and kitchen complete the internal layout. The kitchen offers plenty of worktop space and has a lovely dual aspect.

Further benefits include a private south facing garden, incredibly long lease with a small ground rent charge and a fantastic useable loft space.

Challon Court is on Churchbury Lane, in the heart of the popular Willow Estate. There is a selection of local schools, shops and parks nearby. Enfield Town, including Enfield Town London B.R. Station are just half a mile away and offer a wide range of shops and restaurants.

Council Tax Band - D

Tenure - Leasehold
Lease Term Remaining - 939 years
Ground Rent - £10 per annum
Service Charge - NIL

Front

Hallway
Carpet, wooden skirting boards, staircase, storage cupboard, loft hatch, doors to

Reception Room
Carpet, wooden skirting boards, coving, radiator, storage cupboard, double glazed windows to front aspect

Kitchen
Tiled flooring, wooden skirting boards, matching wall and base units with tiled splash back, gas cooker, electric oven, sink with mixer tap, radiator, double glazed windows to side and rear aspects

Bathroom
Tiled surround, bath with shower attachment, pedestal sink with two taps, w/c low flush, heated towel rail, double glazed windows to side aspect

Main Bedroom
Carpet, wooden skirting boards, coving, radiator, fireplace, double glazed windows to rear aspect

Bedroom Two
Carpet, wooden skirting boards, coving, radiator, storage cupboard, double glazed windows to front aspect

Garden
Decked area, artificial lawn

Disclaimer
Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on

information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

EPC Rating D / Local Authority: Enfield / Council Tax Band: D

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