



Holtwhites Hill, Enfield

Under Offer (SSTC)

Offers in excess of £575,000 (Freehold)





Baker and Chase are delighted to present this stylish 3 bedroom Victorian terraced house, situated in a most convenient location in West Enfield.

Baker and Chase are delighted to present this stylish 3 bedroom Victorian terraced house, situated in a most convenient location in West Enfield.

Offered in immaculate condition, viewings are highly recommended.

The accommodation comprises a welcoming hallway guiding you to spacious through-lounge reception room boasting Parquet flooring, gas fireplace and Plantation shutters. A modern kitchen follows, offering plenty of worktop and storage space and hosts a breakfast bar and integrated appliances including a dishwasher and washing machine.

The first floor hosts three bedrooms, the main of which spanning the full width of the property. A contemporary three piece bathroom suite and loft access conclude the first floor layout.

Externally, the property benefits from a fantastic back garden, backing on to Holtwhites Cricket Club, giving a sense of privacy and space. There is a lovely patio and side return which gives the option al fresco dining.

Holtwhites Hill is a popular road located moments from Chase Side within a highly regarded pocket in West Enfield offering excellent access to some of the well known shops along both Chase Side and Lancaster Road, including Zippola and Holtwhites Artisan Bakery. Gordon Hill B.R Station is close by, offering a direct route into the City of London (London Moorgate) vis Finsbury Park (Piccadilly & Victoria Lines) and there is access to a number of popular local schools, including, Wren Academy, St Georges R.C and Chase Side Primary

Council Tax Band - D

Front

Part paved, storage unit, part shrubbery, box housing gas meter.

Inner Hallway

Parquet flooring, radiator, stairs to first floor landing, access to lounge.

Lounge

Parquet flooring, uPVC double glazed window to front aspect, two radiators, coving to ceiling, gas fireplace with surround, two fitted cupboards (housing fuse box, electric meter and alarm panel), upvc double glazed window to rear aspect, door leading to kitchen.

Kitchen

Amtico wood flooring, wall mounted radiator, under stairs storage cupboard, eye and base level units, cupboard housing combination boiler, spotlights to ceiling, sink with mixer tap, integrated dishwasher, integrated washing machine, space for gas hob and electric oven, space for fridge freezer, breakfast bar, upvc double glazed window to side aspect, window to side aspect, upvc double glazed doors leading to rear garden.

Garden

Paved patio area, rest laid to lawn, outside tap, electric power point, timber built shed.

First Floor Landing

Loft access, radiator, storage cupboard, doors to all bedrooms, door to bathroom.

Bedroom One

Original wood flooring, radiator, feature fireplace, upvc double glazed window to front aspect.

Bedroom Two

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

Upvc double glazed window to rear aspect, radiator.

Bathroom

Tiled flooring, tiled walls, low level WC, Panelled bath, electric shower, wash hand basin with mixer tap, extractor fan, spotlights to ceiling. Upvc frosted double glazed window to side aspect, heated towel rail.

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.

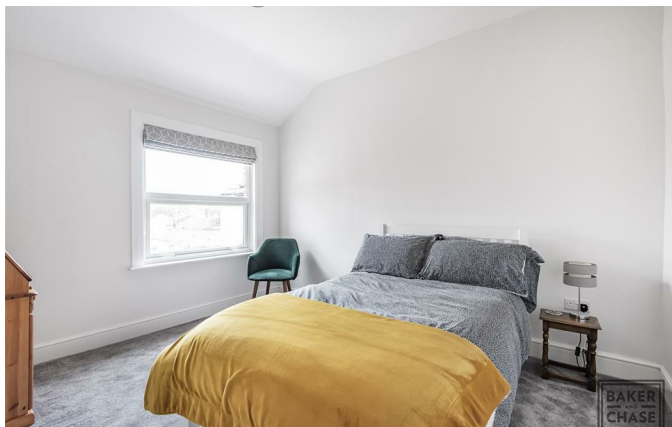
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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.



Approximate Gross Internal Area 1074 sq ft – 100 sq m
Ground Floor Area 514 sq ft – 48 sq m
First Floor Area 482 sq ft – 45 sq m
Outbuilding Area 78 sq ft – 7 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

161 Chase Side, Enfield EN2 0PW
Tel: 020 3637 1100
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

