



## **Bodiam Close, Enfield**

Available

£530,000





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**Three bedroom, family house, with extended kitchen, off street parking and garage, in a popular location, on a no-through road**

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Baker and Chase are delighted to present this extended 3-bedroom, family house, on the much sought-after "Willow Estate", close to a selection of local schools, shops and Enfield Town.

Offered in excellent condition throughout, the property begins with a block paved driveway, suitable for x2 vehicles. Once inside, there is a welcoming hallway, which gives access to a separate front living room, with gas feature place, a dining room, which has a wide opening onto the extended kitchen diner, with a breakfast bar and French doors into the garden.

Upstairs provide three bedrooms; two doubles and and single. The landing provides access to the loft via a pulldown ladder, which we believe could be extended (STPP), A luxurious bathroom with "hansgrohe" fittings completes the first floor accommodation.

Externally, the property benefits from a gated rear vehicular access, which serves the large, brick built garage and provides access to the garden without needing to go through the house. The garden has been well designed to make the most of the space and excellently maintained, with both patio and lawn areas.

The area is ever popular with families, with a range of local schools, shops, cafes and parks close by. Enfield Town is well under 1 mile away and offers an even wider range of amenities. Bodiam Close sits on a no-through road, make it a quiet turning in a very well equipped location.

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## Driveway

Double block paved driveway for 2 vehicles, door to:

## Hallway

Opaque double glazed Upvc composite door and window to front aspect, under stairs storage cupboard, stairs to first floor, radiator, wall lights, doors to:

## Lounge

Double glazed half bay window to front aspect, gas feature fire place, picture rail, TV aerial point, radiator

## Dining Room

Gas feature fire place, radiator, picture rail, access to:

## Extended Kitchen

Double glazed double doors and windows to rear aspect, matching range of wall and base units with roll top work surfaces over, breakfast bar, plumbed spaces for appliances, integrated oven and grill, integrated fridge freezer, 4-ring gas hob, integrated extractor fan, spotlights, stainless steel sink and drainer

## First floor landing

Loft access with pull down ladder, doors to remaining rooms

## Bedroom 1

Double glazed half bay window to front aspect, range of built in wardrobes with matching bedroom furniture, striped wood floorboards, radiator

## Bedroom 2

Double glazed window to rear aspect, stripped wood floorboards, range of fitted wardrobes, radiator, wall light

## Bedroom 3

Double glazed window to front aspect, stripped wood floorboards, radiator

## Bathroom

Double glazed opaque window to rear aspect, underfloor heating, heated towel rail, low flush w/c, hand basin with mixer tap and storage under, mirrored storage unit with built in shaving point, automatic light, corner shower with waterfall shower head, part tiled, spotlights, extractor fan,

## Garden

Indian sandstone patio and pathway, lawn areas with mature borders, gated rear vehicular access, access to garage

## Garage

Brick built garage with up and over door, access to garden

## Disclaimer

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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 1025 sq ft – 95 sq m  
Ground Floor Area 485 sq ft – 45 sq m  
First Floor Area 343 sq ft – 32 sq m  
Garage Area 197 sq ft – 18 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

