

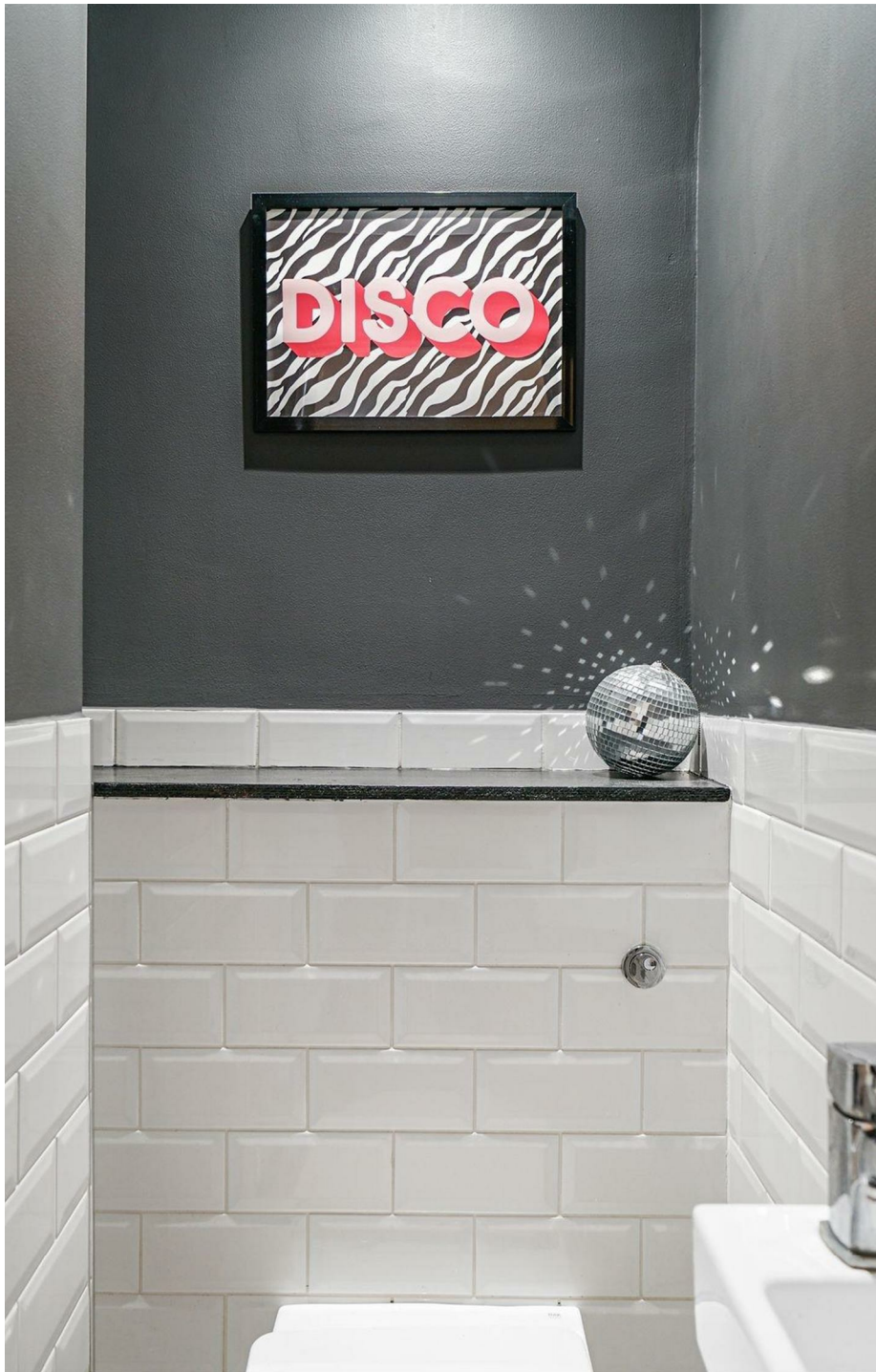


Kynaston Road, Enfield

Under Offer (SSTC)

£699,995 (Freehold)





Baker and Chase are delighted to present this stunning 4-bedroom, 3-bathroom period property, with incredible kitchen/diner in a most convenient and popular location.

Baker and Chase are delighted to present this stunning 4 bedroom, 3 bathroom period property in a most convenient and popular location.

This property is stylishly presented both internally and externally. A welcoming hallway guides you to stairs to the first floor and entry to the remaining rooms on the ground floor. To the front, a tastefully decorated reception room greets you, hosting box bay sash windows with plantation shutters and a gorgeous feature fire place. A superbly designed extended kitchen/diner is on offer next, boasting a central island unit with Quartz worktops throughout. The fully fitted kitchen offers a range of integrated appliances. There is ample to space to cook, entertain and eat on offer as the space interlinks perfectly with the garden via stunning bi-folding doors. A study and w/c conclude the ground floor accommodation.

The first floor hosts three of the four double bedrooms with the main bedroom spanning the full width of the property. A family bathroom is also on offer on the first floor. The accommodation concludes on the second floor where the property has been extended into the loft area allowing for a most contemporary bedroom suite hosting it's own walk-in wardrobe with an incredibly well positioned skylight and stylish shower room to round off the accommodation.

Externally, the property benefits from rear access and an outbuilding in the garden which is electrically powered.

Kynaston Road is a quiet turning off of Lancaster Road which offers a range of shopping facilities including a Sainsbury's Local and a Co-op. The area also benefits from good transport links, with Gordon Hill B.R station just over half a mile away, serving London Moorgate via Finsbury Park (Piccadilly & Victoria Line) in less than 30 minutes.

The area is always an outstanding choice for families with one eye on school options. The property occupies an enviable position, sitting within 0.3 miles of Lavender Primary school.

Council Tax Band - E

Front

Porch

Mosaic tiled flooring, door to

Hallway

Porcelain, tiled skirting boards, staircase, doors to

Reception Room

Wooden skirting boards, coving, picture rails, radiator, plantation shutters, fireplace, double glazed windows to front aspect

W/C

Porcelain tiled flooring, tiled surround, floating sink with mixer tap, w/c low flush

Kitchen/Diner

Porcelain tiled flooring, tiled skirting boards, Wren designed kitchen, matching wall and base units, kitchen island with Quartz worktops, induction hob with tiled surround, electric oven and microwave oven, Butler sink with mixer tap, double glazed velux windows, double glazed windows and bi-fold doors to rear aspect, door to

Study

Porcelain tiled flooring, tiled skirting boards, utility cupboard

Garden

Decking, artificial grass lawn, outbuilding (electric powered), rear access

Landing

Carpet, wooden skirting boards, doors to, spotlights to ceiling.

Bedroom Two

Carpet, wooden skirting boards, radiator, double glazed windows to front aspect

Bedroom Four

Carpet, wooden skirting boards, radiator, double glazed windows to rear aspect

Bathroom

Porcelain tiles throughout, pedestal sink with mixer tap, bath with waterfall shower head, w/c low flush, double glazed windows to side aspect

Bedroom Three

Carpet, wooden skirting boards, radiator, plantation shutters, loft hatch, double glazed windows to rear aspect

Bedroom One

Carpet, wooden skirting boards, radiator, eaves storage, double glazed velux windows to front aspect, double glazed windows to rear aspect, spotlights to ceiling, door to

Walk in wardrobe

Carpet, wooden skirting boards, radiator, skylight, door to





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En-Suite

Tiled surround, shower cubicle with waterfall shower head, w/c low flush, heated towel rail, double glazed windows to rear aspect, pedestal sink with mixer tap

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.



Kynaston Road, Enfield, EN2 0DB

Approx. Gross Internal Area = 151.7 sq m / 1633 sq ft



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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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EPC Rating E / Local Authority: Enfield / Council Tax Band: E