



Forty Hill, Enfield, EN2

Under Offer (SSTC)

Guide price £699,500 (Freehold)





Rarely available 4-bedroom townhouse, in the ultra-desirable Forty Hill area, with parking and located on a no-through road.

Baker and Chase are delighted to offer for sale, this modern, substantial 4 double bedroom house, nestled in the beautiful Forty Hill conservation area.

Built in 2018, the property boasts a modern finish and practical layout, spread over 3 floors. There are a number of features, including a lightwell on the second floor, a range of Bosch kitchen appliances, generous ceiling height throughout the property and reversible windows, enabling easy cleaning from inside the property.

The property is accessed via a beautiful front garden, perfect for morning sun and is currently featuring a table and chairs to make the most of the tranquil location, at the foot of a no-through road, meaning very little passing traffic.

Once inside, there is an entrance hall with access to a ground floor w/c and a spacious, fully fitted kitchen, which leads onto a generous dining room, with french doors into the back garden. The first floor provides the lounge, and the first of the double bedrooms, both of which span the entire width of the property. A family bathroom completes the first floor. The second floor provides 3 further large bedrooms, the front bedroom benefits from a En-suite.

Residents also benefit from gated, off street parking. There is currently a monthly service charge of £34.00 (which includes grounds maintenance).

The Forty Hill conservation area is a stunning, semi-rural location, north of Enfield Town and affords access to a village green and local shops. Forty Hill CofE & Worcesters offer two excellent Primary school options. There is easy access to Baker Street and Carterhatch Lane, which provide a selection of popular bus routes. The property backs onto Gough Park allotments, and sits close to Forty Hall Vineyard. Forty Hall itself is a 273-acre park, and is a short walk away, providing first class open space.

Further features include a MVHR System (Mechanical Ventilation With Heat Recovery) and 5 years remaining on the NHBC warranty.

Council Tax Band - F

Front Garden

Porcelain tiles with slate effect, Scottish pebble surround, gas meter box, bin storage, cupboard housing electric meter.

Inner Hallway

Copper effect porcelain floor tiles, radiator, wall mounted fuse box, stairs to first floor landing, under stairs storage cupboard, door to kitchen, door to WC.

Kitchen

Vinyl plank flooring, uPVC double glazed to front aspect, radiator, breakfast bar, eye and base level units, part-tiled walls, tiled flooring, fitted electric Bosch oven, fitted gas Bosch hob with extractor over, integrated Bosch fridge/freezer, integrated Bosch dishwasher, integrated Bosch washing machine, solid wood worktops, air vent, access to dining room.

Dining Room

Vinyl plank flooring, cupboard housing Vaillant boiler, radiator, uPVC double glazed door leading to rear garden.

WC

Tiled flooring, pedestal wash hand basin with mixer tap, radiator, low level WC, air vent.

First Floor Landing

Radiator, cupboard housing Megaflo, door to lounge, door to bedroom two, door to bathroom, stairs to second floor landing.

Lounge

Two uPVC double glazed windows to front aspect, radiator.

Bedroom 2

Radiator, two uPVC double glazed windows to rear aspect.

Bathroom

Tiled flooring, part-tiled walls, air vent, heated towel rail, low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment.

Second Floor Landing

Light well, doors to bedrooms one, three and four.

Bedroom 1

Two uPVC double glazed windows to front aspect, radiator, door to en-suite.

En-Suite

Tiled flooring, extractor fan, walk-in shower cubicle with shower from mains, shaving point, pedestal wash hand basin with mixer tap, low level WC, heated towel rail.

Bedroom 3

uPVC double glazed window to rear aspect, radiator.







Bedroom 4

uPVC double glazed window to rear aspect, radiator.

Rear Garden

Porcelain tiles with slate effect, outside tap, power points, water feature, outdoor lighting, further raised wood effect porcelain patio, raised bed, timber built shed, gate leading to car park.

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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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

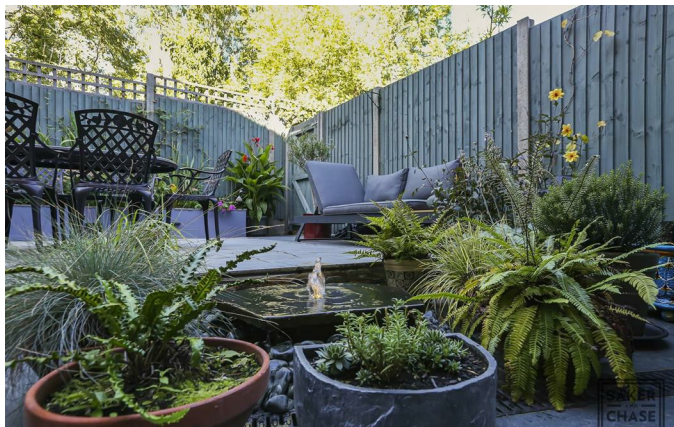
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Approximate Gross Internal Area 1645 sq ft – 152 sq m
Ground Floor Area 521 sq ft – 48 sq m
First Floor Area 562 sq ft – 52 sq m
Second Floor Area 562 sq ft – 52 sq m



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 B / Local Authority: Enfield / Council Tax Band: F

