



Parsonage Lane, Enfield, EN2

Under Offer (SSTC)

Offers in excess of £550,000 (Freehold)





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Viewings are highly recommended.

The property comprises a spacious lounge boasting solid Oak flooring, Plantation shutters and a feature fire place. A modern kitchen follows complete with plenty of storage, Quartz countertops and a range of integrated appliances including, dishwasher, washing machine, fridge-freezer and double oven.

The first floor hosts two double bedrooms, with one spanning the full width of the property and a contemporary four piece bathroom suite. The second floor offers two further bedrooms and a stylish en-suite shower room.

Externally the property benefits from front and rear gardens, The south facing rear garden is low maintenance and has a gate for pedestrian access.

Parsonage lane is a terrific location, offering easy access to local schools including Enfield Grammar, St Andrews CofE, St. Georges RC and Chase Side Primary schools. Enfield Town is a short distance away, as is Chase side offering a lovely selection of local shops. Enfield Town London Overground and Enfield Chase B.R Station are the nearby stations, both offering a regular and frequent service into Central London.

Council Tax Band - D

Front

Slate gravel area.

Lounge

Solid oak flooring, coving to ceiling, two radiators, feature fire place, uPVC double glazed windows to front and rear aspect, stairs to first floor landing, under stairs storage cupboard housing: water mist system, fuse box, gas and electric meters, further storage cupboard, door to kitchen.

Kitchen

Spotlights to ceiling, radiator, uPVC double glazed door leading to rear garden, uPVC double glazed windows to side and rear aspect, eye and base level units, part-tiled walls, inset sink with mixer tap, fitted double electric oven, fitted gas hob with extractor over, integrated dishwasher, integrated washing machine.

First Floor Landing

Cupboard housing "Ideal" combination boiler, doors to bedrooms two and three, door to bathroom, stairs to second floor landing, carpet flooring.

Bedroom Two

Radiator, two uPVC double glazed windows to front aspect, fitted wardrobes, carpet flooring.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

Tiled flooring, part-tiled walls, extractor fan, spotlights to ceiling, heated towel rail, frosted uPVC double glazed window to rear aspect, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, low level WC, walk in shower cubicle with mains fed shower.

Second Floor Landing

Doors to bedrooms one and four.

Bedroom One

Carpet flooring, spotlights to ceiling, two radiators, under eaves storage, two Velux windows to front aspect, uPVC double glazed door leading to juliet balcony, sliding door to en-suite.

En-Suite

Linoleum flooring, Velux window to front aspect, heated towel rail, low level WC, wash hand basin with mixer tap, walk in shower cubicle with mains fed shower, part-tiled walls, spotlights to ceiling.

Bedroom Four

uPVC double glazed window to rear aspect, radiator, spotlights to ceiling, carpet flooring.

Rear Garden (South Facing)

Paved area, rest laid to lawn, timber-built shed, outside tap, rear pedestrian access.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services





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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.

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.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

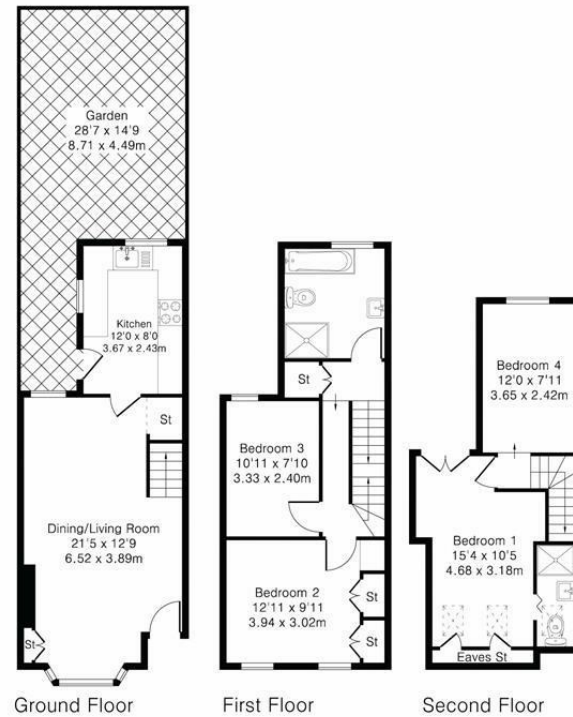
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.



Approximate Gross Internal Area 1022 sq ft – 95 sq m
Ground Floor Area 369 sq ft – 34 sq m
First Floor Area 368 sq ft – 34 sq m
Second Floor Area 285 sq ft – 27 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 C / Local Authority: Enfield / Council Tax Band: D

