



Trinity Street, Enfield, EN2

Under Offer (SSTC)

£615,000 (Freehold)





Baker and Chase are delighted to present this immaculate, 4 bedroom mid-terrace Victorian property in a fantastic location on a no through road, directly off Chase Side.

Baker and Chase are delighted to present this immaculate, 4 bedroom mid-terrace Victorian property in a fantastic location on a no through road, directly off Chase Side.

The accommodation begins with a short hallway offering access to both reception rooms, the front of which complete with a stylish gas fire place and gorgeous bay windows with plantation shutters. The second reception room, separated via folding double doors follows and offers wooden flooring and a further fireplace. A modern kitchen is on offer next which offers a comfortable space for dining and overlooks a generous garden.

The first floor hosts three double bedrooms, the largest of which spanning the full width of the property. A stylish family bathroom completes the first floor accommodation. The property has the benefit of being extended into the loft allowing a spacious double bedroom with dual aspect views and a contemporary en-suite shower room.

Externally, the property benefits from front and rear gardens.

Trinity Street itself is undoubtedly a major selling point for the property, with unbeatable access to Chase Side Primary School and a great selection of local shops located nearby on the doorstep. Notable additions include the popular Holtwhites Artisan Bakery. Enfield Town is accessible by foot, as is the nearest station, Enfield Chase B.R which serves London Moorgate via Finsbury Park (Piccadilly & Victoria Lines).

Council Tax Band - E

Front

Inner Hallway

Original wood flooring, coving to ceiling, radiator, door to reception one, access to reception two.

Reception One

Double glazed window to front aspect, three radiators, coving to ceiling, cast-iron fireplace with wooden mantel, folding doors to reception two.

Reception Two

Original wood flooring, double glazed window to rear aspect, coving to ceiling, stone fireplace with gas coal living flame fire, built in shelves, radiator, under stairs storage cupboard housing meters and fuse box, stairs to first floor landing, door to kitchen.

Kitchen

Eye and base level units, inset enamel sink with mixer tap, double glazed window to side and rear aspect, fitted electric hob with extractor over, fitted electric double oven, integrated dishwasher, plumbing for washing machine, tiled flooring, part-tiled walls, wall mounted 'Vaillant' combination boiler, double glazed door leading to rear garden.

First Floor Landing

Doors to bedrooms two, three and four, door to bathroom, stairs to second floor landing.

Bedroom Two

Plantation shutters, two double glazed windows to front aspect, radiator, coving to ceiling.

Bedroom Three

Double glazed window to rear aspect, radiator.

Bedroom Four

Double glazed window to rear aspect, radiator.

Bathroom

Panelled bath with mixer tap, shower attachment and overhead shower, pedestal wash hand basin, low flush WC, tiled flooring and walls, heated towel rail, spotlights to ceiling, frosted double glazed window to side aspect.

Second Floor Landing

Double glazed window to rear aspect, door to bedroom one.

Bedroom One

Eaves cupboards, double glazed window to rear aspect, velux window to front aspect, spotlights to ceiling, radiator, door to en-suite.

En-Suite

Walk in shower cubicle, bracket wash hand basin with mixer tap, low flush WC, tiled flooring and walls, heated towel rail, spotlights to ceiling, velux window to front aspect.

Front Garden

Paved area.







Rear Garden

Patio area, laid to lawn, further shingle area to rear, shrub borders, timber built shed, outside 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.

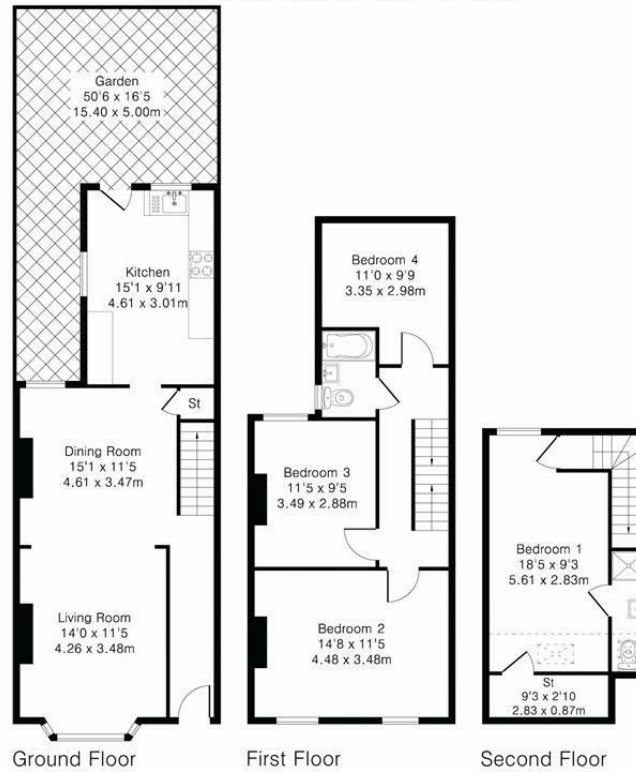
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other 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 1306 sq ft – 122 sq m
Ground Floor Area 548 sq ft – 51 sq m
First Floor Area 501 sq ft – 47 sq m
Second Floor Area 257 sq ft – 24 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: E

