



Churchbury Road, Enfield

Under Offer (SSTC)

£425,000 (Freehold)

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Baker and Chase are delighted to offer this charming two bedroom period property, in a popular and super convenient location.

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Viewings are highly recommended.

Entered via a small porch the property offers a spacious lounge leading to a generously proportioned modern kitchen which overlooks a low maintenance garden. The first floor hosts two double bedrooms, the main of which spanning the full width of the house, a spacious four piece bathroom suite and loft access completing the layout.

Externally the property benefits from private front and rear gardens.

Churchbury road is a convenient road, directly off Baker street and a short walk to Lancaster road providing easy access to a range of local shops including Sainsbury's Local, Lloyds Pharmacy. There are also a number of good transport links close by, including the 191 and W8 bus routes. The nearby Gordon Hill B.R Station serves London Moorgate via Finsbury Park (Piccadilly & Victoria Lines) in approx 30 minutes. Enfield Town London Overground is also close by and serves London Liverpool Street Via Seven Sisters (Victoria Line).

The location is one that is sure to be of interest to families where schools are a consideration. The property sits within close proximity to some of West Enfield's most sought after schools, including Lavender, St Georges RC, St Andrew's and St Michaels CofE Primary Schools. Enfield Grammar & Enfield Country Secondary schools are also close by. There are a number of parks and open spaces including Aldersbrook play area and Forty Hall Country Estate.

Council Tax Band - C

Porch

Coving to ceiling, laminate wood flooring, door leading to lounge.

Lounge

Coving to ceiling, two radiators, stairs to first floor landing, laminate wood flooring, uPVC double glazed window to front aspect, door to kitchen.

Kitchen

Laminated wood flooring, coving to ceiling, radiator, two uPVC double glazed windows to rear aspect, double glazed door leading to rear garden, eye and base level units, part-tiled walls, stainless steel sink with mixer tap, space for dishwasher, space for washing machine, space for electric oven and hob with extractor over, space for fridge, space for freezer, spotlights to ceiling.

First Floor Landing

Coving to ceiling, carpet flooring, doors to both bedrooms, door to bathroom.

Bedroom One

Coving to ceiling, radiator, uPVC double glazed window to front aspect, fitted wardrobes, loft access.

Bedroom Two

Coving to ceiling, radiator, uPVC double glazed window to rear aspect, fitted wardrobes.

Bathroom

Laminated wood flooring, tiled walls, heated towel rail, storage cupboard housing 'Ideal' combination boiler, walk in shower cubicle with mains fed shower, low level WC, corner bath with mixer tap and shower attachment, wash hand basin with mixer tap, frosted uPVC double glazed window to rear aspect.

Front Garden

Paved area.

Rear Garden (North Facing)

Paved patio area, part laid to lawn, further decking area to rear, outside tap, door to storage cupboard.

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.

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





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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).

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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.



Churchbury Road, Enfield, EN1 3HP

Approx Gross Internal Area = 81.4 sq m / 876 sq ft

Garden = 57.68 sq m / 621 sq ft

Total = 139.08 sq m / 1 497 sq ft



Ref :

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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 D / Local Authority: Enfield / Council Tax Band: C