



Cecil Avenue, Enfield

Under Offer (SSTC)

£599,995 (Freehold)





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Viewings are highly recommended.

The property begins via a hallway leading to a front facing reception boasting characterful features such as a stylish ceiling rose and original wooden floors whilst having Upvc Sash style windows. A second reception room follows hosting a gas fireplace and French doors leading out to the garden. An extended kitchen completes the ground floor layout offering plenty of space to dine and entertain with wooden bloc countertops, space for a range of appliances and wonderful bi-fold doors overlooking the garden.

The first floor is offered in it's originally layout providing three spacious bedrooms, the main of which spanning the full width of the house and benefitting from a feature fireplace. A modern three piece bathroom suite concludes the internal accommodation. There is loft access which we believe can be extended into (STPP).

Externally, the property benefits from private front and rear gardens. The generously sized rear garden is well maintained with decked, patioed and lawn areas.

Cecil Avenue is a lovely turning off of Southbury Road. There is easy access to the nearby Bush Hill Park, Enfield Town shopping centre and Enfield Town London Overground Station which serves Liverpool Street in approx. 30 minutes via Seven Sisters (Victoria Line). There are ample shopping facilities nearby, in addition to Enfield Town, there is the A10 retail park which offers a range of shops and places to eat. For families where schools are a consideration, George Spicer, Raglan Junior and St Andrew's C of E primary schools are all with 1 mile of the property.

Council tax band - E

Inner Hallway

Coving to ceiling, original wood flooring, radiator, stairs to first floor landing, spotlights to ceiling, under stairs storage cupboard housing: fuse box, electric & water meters, door to kitchen, doors to both receptions, door to WC.

Reception One

Original wood flooring, coving to ceiling, radiator, uPVC double glazed window to front aspect.

Reception Two

Radiator, coving to ceiling, original wood flooring, uPVC double glazed door leading to rear garden, feature fire place.

Kitchen

Hardwood flooring, spotlights to ceiling, coving to ceiling, uPVC double glazed window to side aspect, velux window, double glazed sliding doors leading to rear garden, eye and base level units, wall mounted 'Vaillant' combination boiler, radiator, inset sink with mixer tap, space for washing machine, fitted electric oven, fitted electric hob with extractor over.

WC

Low level WC, wash hand basin with mixer tap, part tiled walls.

First Floor Landing

Loft access, spotlights to ceiling, doors to all bedrooms, door to bathroom, fitted storage cupboard, original wood flooring.

Bedroom One

Two uPVC double glazed windows to front aspect, original wood flooring, coving to ceiling, ceiling rose, feature fire place, radiator.

Bedroom Two

uPVC double glazed window to rear aspect, coving to ceiling, original wood flooring, radiator.

Bedroom Three

Hard wood flooring, radiator, uPVC double glazed window to rear aspect, coving to ceiling, spotlights to ceiling.

Bathroom

uPVC double glazed window to side aspect, spotlights to ceiling, tiled flooring, tiled walls, heated towel rail, wash hand basin with mixer tap, low level WC, panelled jacuzzi bath with mixer tap and shower attachment, extractor fan.

Front Garden

Paved area, gas meter box.

Rear Garden (East Facing)

Decking area, outside tap, power socket, part laid to lawn, shrub borders, raised area to rear with: timber built shed, pebble area and raised flower beds.

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 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

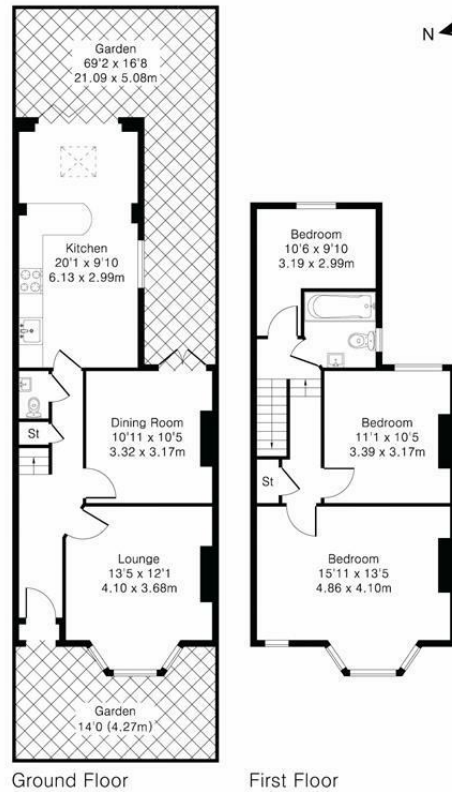
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 1067 sq ft – 99 sq m
Ground Floor Area 568 sq ft – 53 sq m
First Floor Area 499 sq ft – 46 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

