



## Winifred Terrace, Enfield

Under Offer (SSTC)

£425,000 (Freehold)

BAKER  
AND  
CHASE







---

**Baker and Chase are delighted to offer this three bedroom mid terrace property, with off street parking and own garage in a popular location.**

---

Baker and Chase are delighted to offer this three bedroom mid terrace property, with off street parking and own garage in a popular location.

Offered on a chain free basis, viewings are highly recommended.

The property comprises a front facing reception room with a feature fireplace and bay fronted windows. A kitchen diner follows providing plenty of space for dining and entertaining and overlooks the rear garden. A convenient utility space and w/c complete the ground floor layout.

The first floor hosts three bedrooms offering plenty of storage space. A three piece family bathroom suite follows. Loft access completes the internal layout.

Externally the property benefits from a spacious garden with both patio and lawn areas and a garage to the rear.

Winifred terrace is located on the periphery of Edmonton and Bush Hill Park which offers fantastic access to Raglan Primary School. Bush Hill Parade is walking distance from the property, offering a selection of local shops including Stantons coffee house and a Sainsburys Local. The location is a commuters dream, with a regular London Overground service taking you directly into London Liverpool Street via Seven Sisters (Victoria Line) in around 30 minutes. There are also strong road links, with the A10 being close by, offering excellent access to both the M25 and A406/North Circular.

Council Tax Band - D

---



## Front

### Hallway

Laminate flooring, skirting boards, dado rails, picture rails, coving, ceiling rose, radiator, staircase, doors to

### Reception Room

Laminate flooring, skirting boards, picture rails, coving, radiator, fireplace, double glazed windows to front aspect

### Kitchen/Diner

Laminate flooring, skirting boards, picture rails, radiator, matching wall and base units, gas cooker, fan oven, sink with mixer tap, double glazed windows and doors to rear aspect, door to

### Lean to

Concrete floor, double glazed windows to side aspect, door to

### W/c

Wc low flush, sink with mixer tap

### First Floor Landing

Carpet, skirting boards, dado rails, picture rails, loft hatch, doors to

### Bedroom One

Carpet, skirting boards, picture rails, radiator, double glazed windows to front aspect

### Bedroom Two

Carpet, skirting boards, picture rails, radiator, storage cupboards, double glazed windows to rear aspect

### Bedroom Three

Carpet, skirting boards, picture rails, radiator, double glazed windows to front aspect

### Bathroom

Vinyl flooring, tiled surround, bath with shower attachment, pedestal sink with mixer tap, w/c low flush, radiator, double glazed windows to rear aspect

### Garden

Paved and laid to lawn











## Garage

### 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.



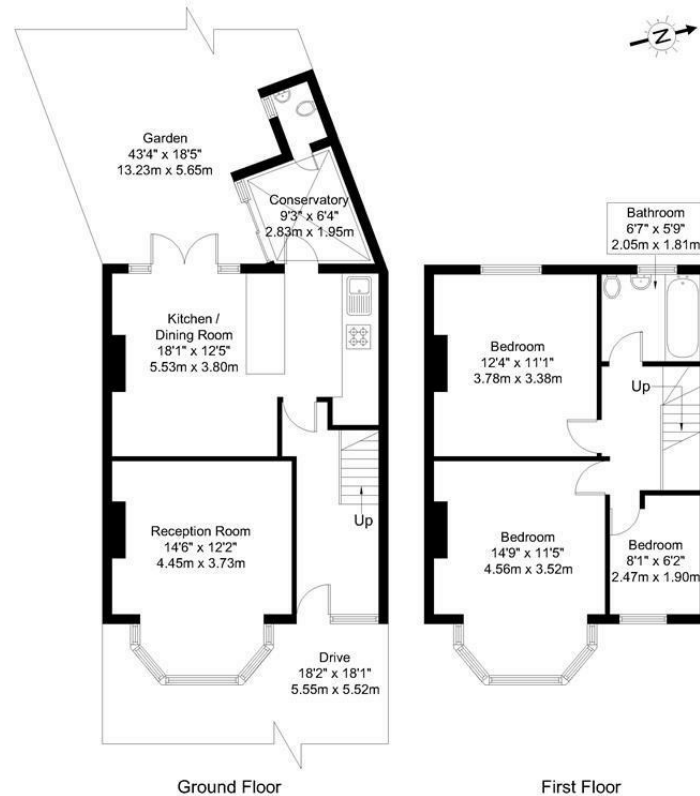
## Great Cambridge Road, EN1 1HH

Approx Gross Internal Area = 90 sq m / 969 sq ft

Gardens = 70 sq m / 753 sq ft

Drive = 30 sq m / 323 sq ft

Total = 190 sq m / 2045 sq ft



Ref:

Copyright **BLEU  
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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

EPC Rating E / Local Authority: Enfield / Council Tax Band: D