



Burlington Road, Enfield

Available

£550,000 (Freehold)





Spacious three double bedroom Victorian terrace house, completed with a loft conversion and two luxurious bathrooms.

Welcome to this charming property located on Burlington Road in the sought-after area of Enfield. This mid-terrace house boasts through lounge, perfect for entertaining guests or simply relaxing with your family. With three double bedrooms, there is ample space for everyone to enjoy.

One of the highlights of this property is the loft conversion, which adds an additional bathroom, providing extra convenience for the household. The house is larger than average, offering approximately 120 square meters (1293 square feet) of living space, ensuring that you have plenty of room to make this house your home.

The through lounge reception room is a versatile space that can be adapted to suit your lifestyle, whether you prefer cosy nights in or hosting gatherings with friends and family. The underfloor heating in both bathrooms adds a touch of luxury, ensuring your comfort during the colder months.

Located in Enfield's most sought-after location for schools, this property is ideal for families looking to provide their children with access to top-quality education. Don't miss out on the opportunity to make this house your own and enjoy all the benefits of living in this desirable area.

Local authority: Enfield
Council Tax Band: D

Front

Hallway

Wood flooring, skirting boards, staircase, door to

Lounge

Laminate flooring, skirting boards, coving, radiators, under stair storage, fireplace, double glazed windows to front aspect, double glazed door to rear, door to

Kitchen

Tiled surround, matching wall and base units, gas hob, electric oven, boiler, sink with mixer tap, double glazed windows to rear aspect, double glazed door to side aspect

First Floor Landing

Carpet, skirting boards, stairs to second floor, doors to

Bedroom 3

Carpet, skirting boards, radiator, double glazed windows to rear aspect

Bedroom 2

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

Bathroom

Tiled flooring with underfloor heating, skirting boards, tiled surround, vanity sink with mixer tap, bath with shower attachment, w/c low flush, shower cubicle, radiator, double glazed windows to rear aspect

Second Floor Landing

Carpet, skirting boards, doors to

Bedroom 1

Laminate flooring, skirting boards, radiator, large storage cupboard, double glazed velux windows to front aspect, double glazed windows to rear aspect





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Shower Room

Tiled surround, underfloor heating, floating vanity sink with mixer tap, utility cupboard, w/c low flush, shower cubicle with waterfall shower head, radiator, double glazed windows to rear aspect

Garden

Patioed

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.

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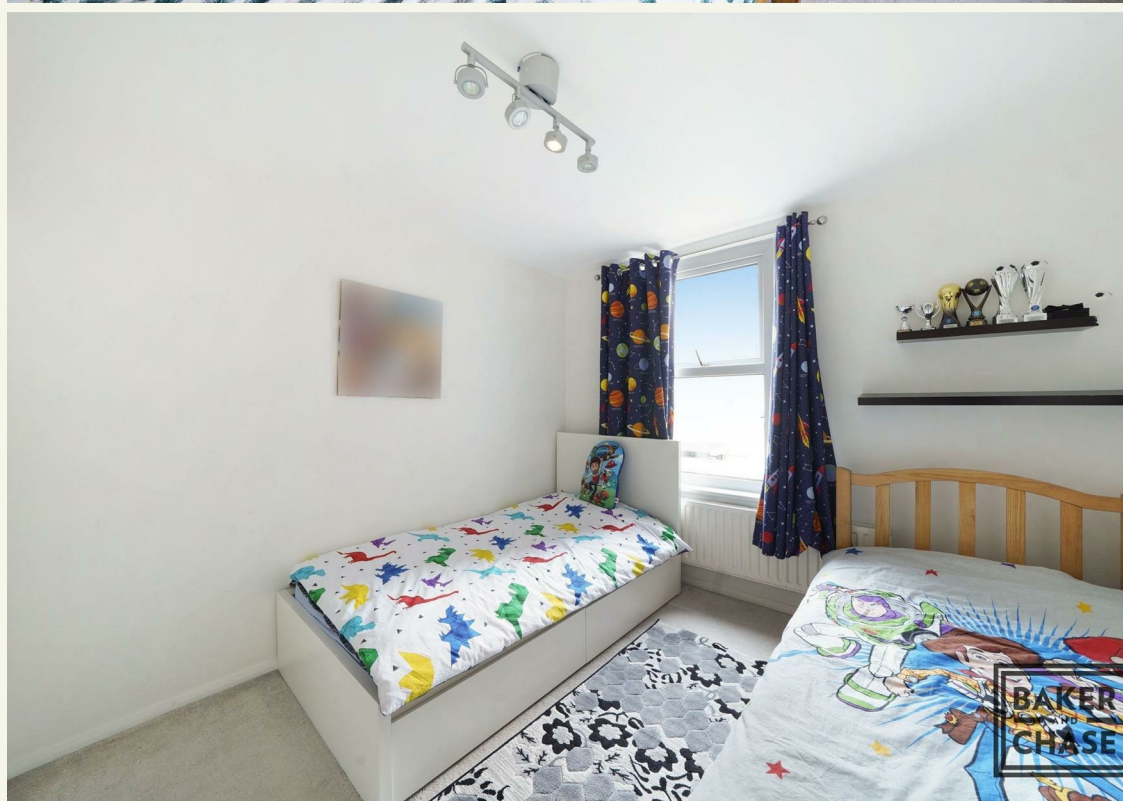
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Burlington Road, EN2 0LL

Approx Gross Internal Area = 120.11 sq m / 1 293 sq ft

Garden = 47.34 sq m / 510 sq ft

Total = 167.45 sq m / 1 802 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. 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.
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EPC Rating D / Local Authority: Enfield / Council Tax Band: D