



## Monks Road, Enfield

Available

£530,000 (Freehold)







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

Accessed via a driveway and paved off street parking area with adjacent garden to the front, the accommodation comprises a generous central hallway with a light and bright double bedroom and a further second bedroom, followed by a modern, fully tiled 4 piece bathroom suite. A spacious lounge is on offer next and interlinks with the rear extension (built in 2004) to provide an additional dining room space, overlooking a well maintained, landscaped rear garden. The internal layout is completed by a fully equipped kitchen which also offers plenty of storage and worktop space.

The property benefits from side access via a shared drive and a lovely rear garden, with a patio area leading on to a generous lawn and garage to the side. There is also a spacious, standing height loft space accessed from the hallway, covering the main bungalow foot print (excluding the extension).

Monks Road is a very popular location. Conveniently situated a short walk away from Chase Side and its popular range of shops at the foot of Holtwhites Hill with Enfield Town just slightly beyond that. Gordon Hill B.R Station is just moments away and offers an excellent service, providing direct access to London Moorgate in approximately 30 minutes. Bus services are also close by. For families with school considerations, the location provides easy access to a number of local schools including The Wren and One degree academies.

Council Tax Band - E

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## Front

### Front Garden

Paved for off street parking, part laid to lawn, shrub borders, shared driveway leading to garage.

### Inner Hallway

Radiator, loft access, three fitted, mirrored cupboards, the double providing coat and general storage and the single cupboard housing: fuse box, gas and electric meters, loft hatch, doors to all rooms.

### Lounge

Radiator, coving to ceiling, electric fireplace with surround, archway to dining area.

### Dining Area

Coving to ceiling, radiator, two uPVC double glazed windows to rear aspect, uPVC double glazed window to side aspect, two uPVC double glazed doors leading to rear garden, separate uPVC glazed door leading to rear gate and driveway, access to kitchen.

### Kitchen

uPVC double glazed window to rear aspect, radiator, coving to ceiling, stainless steel sink with mixer tap, eye and base level units, part-tiled walls, wall mounted Vaillant boiler, space for electric oven and hob with extractor over, space for washing machine, integrated fridge and freezer.

### Bedroom 1

uPVC double glazed window to front aspect, radiator, fitted wardrobes.

### Bedroom 2

uPVC double glazed window to front aspect, radiator.

### Bathroom

Frosted uPVC double glazed window to side aspect, radiator, coving to ceiling, tiled walls, walk in shower cubicle with electric shower, low level WC, wash hand basin, panelled bath with mixer tap and shower attachment.

### Loft

A spacious loft space with pull down access ladder, covering the main bungalow foot print (excluding the extension). Fully insulated and partially boarded. Providing considerable additional storage space, with potential for conversion to additional accommodation, subject to the relevant approvals.











## Rear Garden

Paved patio area, outside tap, side pedestrian gate, rest laid to lawn, shrub borders, door to garage.

## Garage

Up and over door, power and lighting.

## 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.

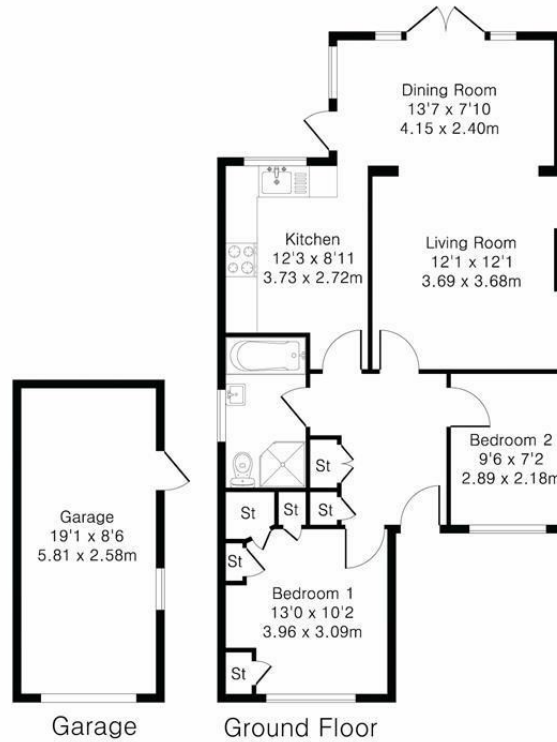
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 855 sq ft – 79 sq m  
Ground Floor Area 693 sq ft – 64 sq m  
Garage Area 162 sq ft – 15 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

