



Brigadier Hill, Enfield

Under Offer (SSTC)

£599,995 (Freehold)





Baker and Chase welcomes you to this charming 3 Bedroom Victorian House with off street parking and a ideal location on Brigadier Hill

Welcome to this charming property located in the sought-after area of Brigadier Hill, Enfield. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family or those in need of a home office.

One of the standout features of this property is the loft area, this is perfect as it can be transformed into an additional room for gaming, relaxing, or even a home office, catering to your specific needs and preferences. Whether you're looking for a place to call home or an investment opportunity, this property offers great potential for a variety of buyers.

With two shower rooms, mornings will be a breeze for the whole household. This property truly offers a blend of comfort, convenience, and potential for personalisation. Don't miss out on the opportunity to make this house your home in the heart of Enfield.

Parking is always a premium in residential areas, but you need not worry with this property as it offers parking space for two vehicles, ensuring convenience for you and your visitors. Additionally, the spacious garden provides a tranquil outdoor space where you can unwind and enjoy the fresh air.

Additionally, the convenient location of this house means that amenities are just a stone's throw away, making daily errands a breeze. One of the standout features of this property is its proximity to the picturesque Hilly Fields park, located a mere 200m away. Nature enthusiasts will appreciate the easy access to this green oasis, with connecting traffic free, walking and cycling paths leading to the stunning Trent Park and the historic Forty Hall.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Original wood flooring, coving to ceiling, frosted double glazed window to side aspect, radiator, stairs to first floor landing, under stairs storage cupboard housing: fuse box, electric & gas meter, doors to reception one and two, access to kitchen.

Reception 1

Coving to ceiling, radiator, wood burning stove with surround, double glazed window to front aspect, television aerial point.

Reception 2

Original wood flooring, radiator, door leading to rear garden.

Kitchen

Radiator, spotlights to ceiling, double glazed window to rear aspect, eye and base level units, part-tiled walls, inset sink with mixer tap, fitted electric induction hob, integrated dishwasher, fitted electric oven, fitted microwave, access to lobby.

Lobby

Double glazed door leading to rear garden, door to shower room.

Shower Room

Frosted double glazed window to side aspect, extractor fan, heated towel rail, low level WC, wash hand basin with mixer tap, walk-in shower cubicle, electric shower.

First Floor Landing

Frosted double glazed window to side aspect, stairs to bonus loft area, doors to all bedrooms, door to bathroom.

Bedroom 1

Double glazed window to front aspect, radiator, original wood flooring.

Bedroom 2

Double glazed window to rear aspect, fitted wardrobes, carpet flooring, radiator.

Bedroom 3

Double glazed window to front aspect, radiator, original wood flooring.





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Bathroom

Frosted double glazed window to rear aspect, part-tiled walls, radiator, panelled bath, electric shower, low level WC, wash hand basin with mixer tap, cupboard housing 'Worcester' combination boiler.

Loft Area

Two under eaves storage cupboards, radiator, windows to side and rear aspect.

Front Garden

Off street parking for two cars, side gate leading to rear garden.

Rear Garden

Side gate leading to front garden, outside tap, paved area, part laid to lawn, part decking area, raised flower beds, timber built shed, summerhouse (with electric).

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.





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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.



Brigadier Hill, EN2 0NL

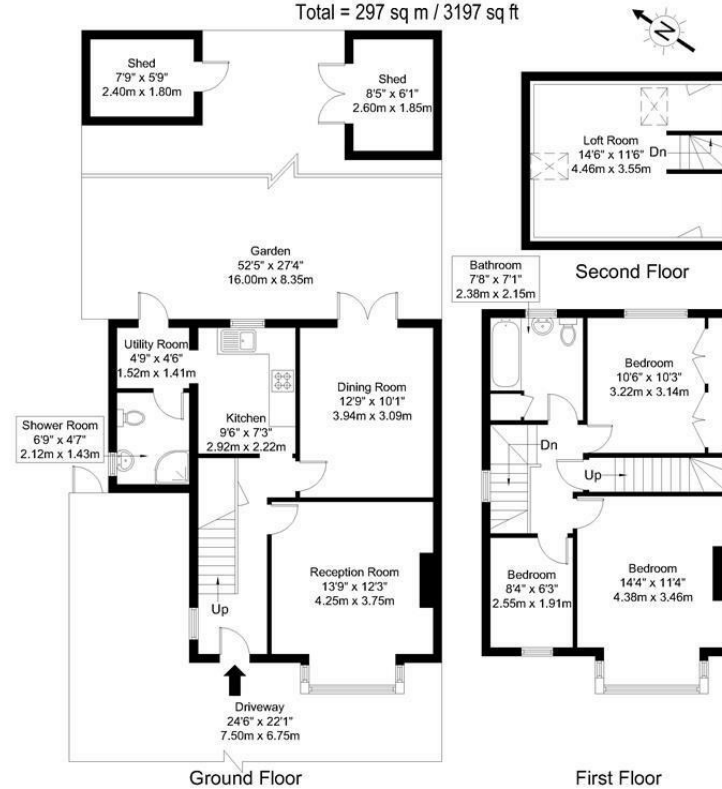
Approx Gross Internal Area = 109 sq m / 1173 sq ft

Sheds = 9 sq m / 97 sq ft

Driveway = 55 sq m / 592 sq ft

Garden = 124 sq m / 1335 sq ft

Total = 297 sq m / 3197 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