



Vicars Close, Enfield

Under Offer (SSTC)

£649,995 (Freehold)





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Viewings are highly recommended.

Entered via a porch, a spacious hallway guides you to a front facing lounge boasting a feature fireplace and wonderful bay windows. The dining room follows via foldable double doors, which allow for both separation of the spaces or for them to be utilised as a through lounge. A modern kitchen is on offer next with plenty of storage, countertop space and built in appliances. completing the ground floor layout and overlooking the properties garden is a conservatory which could be serve a number of different functions.

The first floor hosts two double bedrooms and a smaller third. A contemporary three piece bathroom suite and loft access completes the internal accommodation. We believe the loft can be extended into (STPP).

Externally the property boasts a wonderful rear garden which hosts a garage with electric power throughout, side access and a spacious driveway to the front.

The location is undoubtedly a key feature of this property, sitting very close to Enfield Town London Overground Station and the popular Enfield Town Shopping precinct, offering a wide range of shops, banks, bars and restaurants and Enfield Market, with roots dating back to 1303. Enfield London Overground Station is 0.5 miles away and offers a direct route in London Liverpool Street via Seven Sisters (Victoria Line) in just over 30 minutes.

For families where schools are a consideration, the property sits within half a mile of the popular St Andrews C of E and St Georges RC Primary schools as well Enfield Grammar and Enfield County secondary schools.

Council Tax Band - E

Porch

Door leading to Inner Hallway.

Inner Hallway

Radiator, original stained glass window to side aspect, stairs to first floor landing, under stairs storage cupboard housing: gas meter, electric meter and fuse box, further storage cupboard, door to reception one, door to reception two, door to kitchen, laminate wood flooring.

Reception One

Coving to ceiling, laminate wood flooring, two radiators, uPVC double glazed window to rear aspect, electric fire place, glass doors leading to reception two.

Reception Two

Coving to ceiling, glass doors leading to conservatory, radiator, laminate wood flooring.

Kitchen

Laminate wood flooring, spotlights to ceiling, part-tiled walls, eye and base level units, uPVC double glazed window to side aspect, glass door leading to conservatory, cupboard housing boiler, sink with mixer tap, integrated dishwasher, space for gas oven and hob with extractor hood over, space for fridge.

Conservatory

Two glass doors leading to rear garden, part tiled walls, space for tumble dryer, space for washing machine.

First Floor Landing

Original stained glass window to side aspect, loft access, carpet flooring, doors to all bedrooms, door to bathroom.

Bedroom One

Coving to ceiling, fitted wardrobes, two radiators, uPVC double glazed window to front aspect, carpet flooring

Bedroom Two

uPVC double glazed window to rear aspect, radiator, carpet flooring, cupboard housing water tank.

Bedroom Three

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

Bathroom

Tiled flooring, part-tiled walls, spotlights to ceiling, frosted uPVC double glazed windows to side and rear aspect, heated towel rail, low level WC, panelled bath with mixer tap, shower, double sink vanity unit with mixer tap.

Front Garden

Paved for off-street parking, shrub borders.

Rear Garden (North Facing)

Side pedestrian gate, laid to lawn, door leading to garage, shrub borders, paved area to rear with timber built shed, raised beds.

Garage

Power and lighting, roller garage door.

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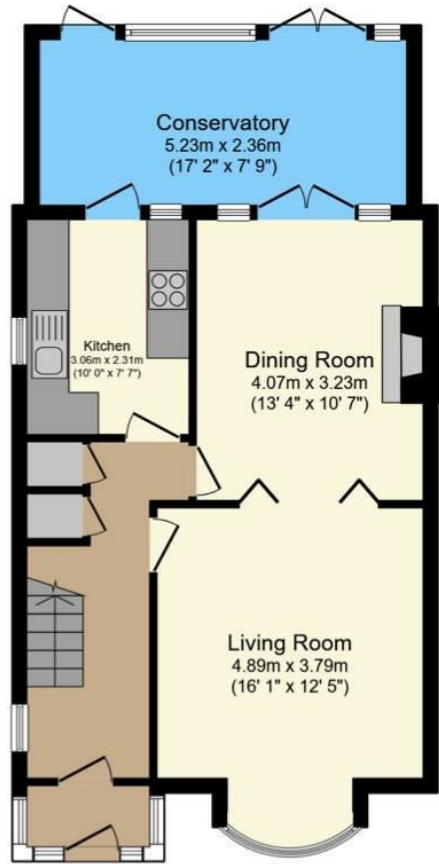
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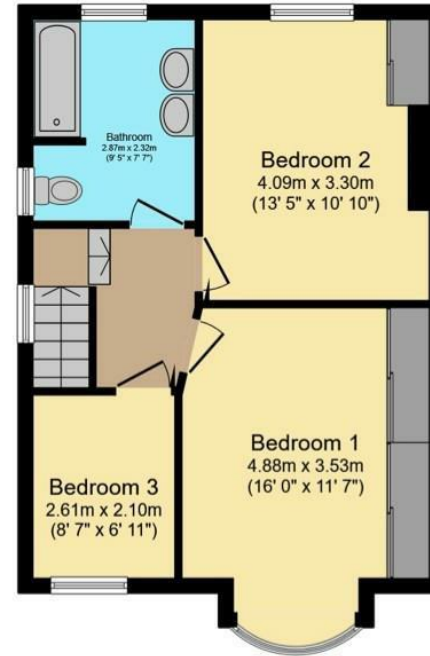
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

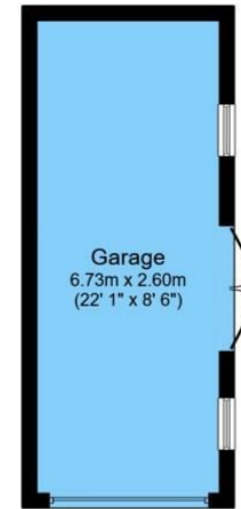




Ground Floor



First Floor



Garage

Total floor area 125.4 sq.m. (1,350 sq.ft.) approx

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