



Brendon Way, Enfield

Under Offer (SSTC)

£795,000 (Freehold)





Baker and Chase welcome you to Brendon Way, a beautiful extended four bed room semi-detached house in Bush Hill Park, Enfield. This property offers two reception rooms, three double bedrooms including a loft conversion with an en-suite bathroom.

Welcome to this charming semi-detached house located on Brendon Way in the sought-after area of Bush Hill Park Enfield. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to enjoy their own private retreat.

One of the highlights of this property is the underfloor heating in the reception rooms, ensuring a cozy and comfortable atmosphere all year round. Additionally, the gas fireplace throughout the property adds a touch of warmth and character.

Furthermore, the loft conversion with an en-suite bathroom adds a luxurious touch to this already impressive property, providing a private sanctuary away from the hustle and bustle of the main living areas. The house features two additional well-appointed bathrooms, ensuring convenience and comfort for all residents.

Step outside to discover the amazing long garden, complete with an integrated shed and side access, providing the perfect outdoor retreat for gardening. Additionally this lovely home offers off-street parking, providing ease and convenience for those with a car. Situated in a peaceful neighborhood, this property offers a tranquil escape from everyday life.

Whether you're looking for a place to call home or an investment opportunity, this property on Brendon Way is sure to impress. Don't miss the opportunity to make this house your home and enjoy the wonderful features it has to offer. Contact us today to arrange a viewing and envision yourself living in this delightful property on Brendon Way!

Local Authority: Enfield

Council Tax Band: F

Front

Paved driveway

Hallway

Tiled flooring, skirting boards, dado rails, coving, radiator, staircase, windows to front and side aspects, doors to

Reception Room

Tiled flooring with underfloor heating, skirting boards, coving, picture rails, radiator, gas fireplace, double glazed windows to front aspect

Dining Room

Tiled flooring with underfloor heating, skirting boards, coving, radiator, fireplace, double glazed windows and doors to rear aspect

Kitchen

Tiled flooring, skirting boards, matching wall and base units, tiled splash back surround, induction hob, electric fan oven and microwave oven, integrated dishwasher, sink with mixer tap, double glazed windows and doors to rear aspect

W/c

Tiled surround, w/c low flush, radiator, vanity sink with mixer tap, double glazed windows to side aspect

First Floor Landing

Carpet, skirting boards, picture rails, cupboard, stairs to second floor, double glazed windows to side aspect, doors to

Bedroom 2

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

Bedroom 3

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





Bedroom 4

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

Shower Room

Tiled surround, heated towel rail, double shower with waterfall shower head, floating vanity sink with mixer tap, w/c low flush, bidet

Second Floor Landing

Carpet, skirting boards, dado rails, double glazed windows to side aspect, door to

Bedroom 1

Carpet, skirting boards, eaves storage, radiator, double glazed velux windows to front aspect, double glazed windows to rear aspect, door to

En-Suite Shower Room

Tiled surround, heated towel rail, w/c low flush, shower cubicle, vanity sink with mixer tap

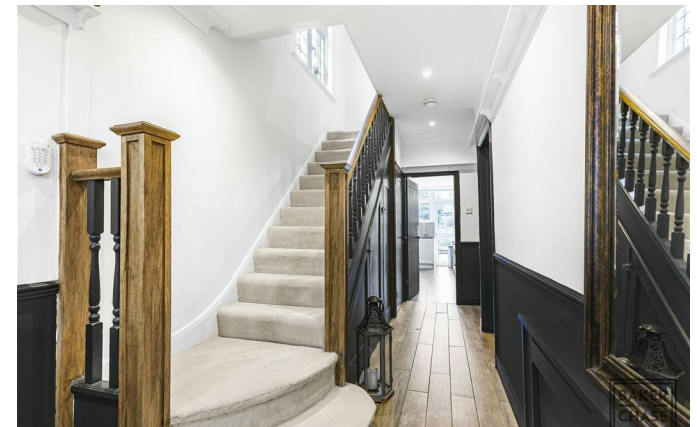
Garden

Paved and laid to lawn, shrub borders, boiler cupboard, side gate

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





BAKER
AND
CHASE





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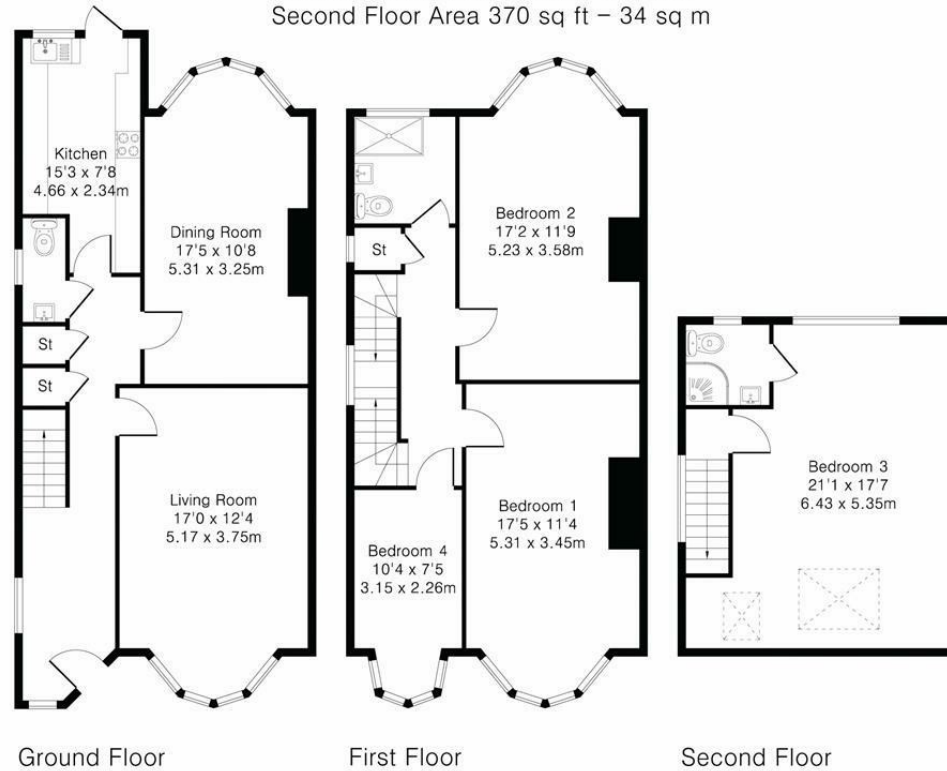
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 1797 sq ft – 166 sq m
Ground Floor Area 735 sq ft – 68 sq m
First Floor Area 692 sq ft – 64 sq m
Second Floor Area 370 sq ft – 34 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: F

