



## Laurel Bank Road, Enfield

Available

£499,995 (Freehold)





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**Baker and Chase are proud to present Graham Cottages, This beautiful End Terrace Cottage offers, two double bedrooms along side 2 reception rooms with a cosy back garden.**

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Welcome to Laurel Bank Road, Enfield - a charming property that could be your next dream home! This end terrace cottage house, built in early 1900's, boasts a generous 915 sq ft of living space, offering you the perfect blend of character and modern comfort.

As you step inside, you'll be greeted by not just one, but two inviting reception rooms, providing ample space for all your needs. Whether you fancy a cosy evening by the fireplace or a bright and airy space for entertaining guests, these rooms are versatile and practical, catering to your every whim.

With two double bedrooms, this home provides ample space for relaxation and rest. The rarity of finding a two-bedroom house with such generously sized bedrooms makes this property truly special and unique.

This property boasts convenience and practicality whether it be the downstairs bathroom, the abundance of storage space in the bedrooms ensuring that you can keep your living areas clutter-free and organised. Or the handiness of the side access from the front garden to the back, this property truly offers accessibility for all.

Situated in a well-established neighbourhood, you'll enjoy the convenience of local amenities, schools, and parks just a stone's throw away. The location also provides easy access to transport links, making commuting a breeze.

Don't miss the opportunity to make this lovely house your new home. Book a viewing today and step into a world of comfort and style at Laurel Bank Road.

Local Authority: Enfield  
Council Tax Band: D

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## Inner Hallway

Radiator, tiled flooring, stairs to first floor landing, door to reception one, door to reception two.

## Reception 1

Laminate wood flooring, radiator, two uPVC double glazed windows to front aspect.

## Reception 2

Laminate wood flooring, uPVC double glazed window to side aspect, radiator, under stairs storage cupboard housing fuse box and electric meter, wave smart heating control.

## Kitchen

Tiled flooring, radiator, eye and base level units, fitted electric oven, fitted gas hob with extractor over, space for fridge, space for freezer, space for washing machine, uPVC double glazed window to rear aspect, stainless steel sink with mixer tap, door to lobby.

## Lobby

Tiled flooring, door to bathroom, door leading to rear garden.

## Bathroom

Tiled flooring, tiled walls, frosted uPVC double glazed window to side aspect, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, low level WC, heated towel rail, extractor fan.

## First Floor Landing

Loft access, doors to both bedrooms.

## Bedroom 1

uPVC double glazed window to front aspect, radiator, storage cupboard.

## Bedroom 2

uPVC double glazed window to rear aspect, radiator, feature fire place, cupboard housing "Worcester" combination boiler.

## Front Garden

Slate chippings area, side gate leading to rear garden.





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## Rear Garden

Part slate chippings area, part paved area, outside tap, shrub borders, side pedestrian gate leading to front garden (gas meter box located within the side access).

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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.

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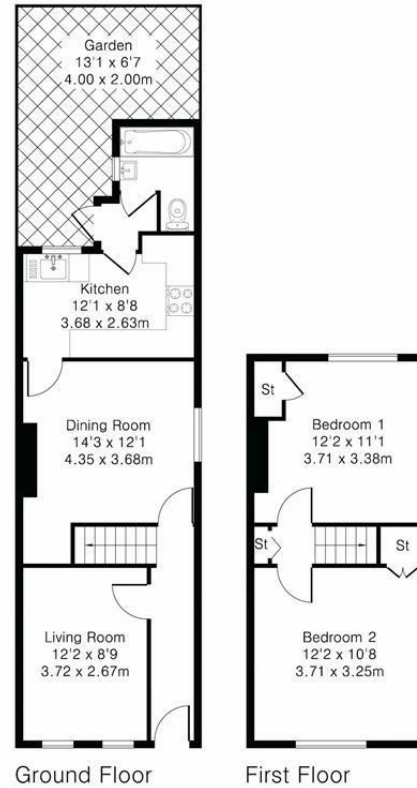
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







Approximate Gross Internal Area 789 sq ft – 73 sq m  
Ground Floor Area 466 sq ft – 43 sq m  
First Floor Area 323 sq ft – 30 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: D

