



## St. Georges Road, Forty Hill, Enfield

Available

£515,000 (Freehold)







---

**Charming period style mid-terrace house, offering three bedrooms with loft access, double garage and a beautiful conservatory in an ideal location.**

---

Charming period style mid-terrace house, offering three bedrooms with loft access, double garage and a beautiful conservatory in an ideal location on the edge of green belt.

Welcome to this charming period-style, mid-terrace property located on St. Georges Road in Enfield. This delightful mid-terrace house boasts a warm and inviting atmosphere with its reception room perfect for relaxing or entertaining guests. There are three bedrooms ensuring ample space for a growing family or for those in need of a home office or guest room. The house also features a bonus loft room for extra space or storage.

The kitchen and diner area is a highlight of this property, offering plenty of room for culinary creations and family meals. Kitchen and Diner offers a spacious layout that flows via French doors into a beautiful conservatory, blending indoor and outdoor living.

The south facing and bright conservatory is a perfect spot to unwind and relax, watching over the rear garden which attracts a variety of wildlife.

One of the standout features of this lovely home is its quiet and shaded garden, providing a tranquil escape either on the sunny decking or beneath the shade of the mock orange tree or under the umbrella of the wide conifer. Additionally, the garden offers convenient access to a double garage, with power, perfect for providing convenient storage space for your vehicles or outdoor equipment, and room for even a small workshop.

Situated in a vibrant neighbourhood, this house offers the perfect blend of tranquillity and urban living. The local area is steeped in history and provides a range of amenities including shops, cafes, a country park with links to Tudor times and Queen Elizabeth 1st, famous plant nurseries, and very good schools.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful property on St. Georges Road

Local Council: Enfield  
Tax Band: D

---



## Front

Stone paved front garden, eco standing area with pebble overlay, planted borders, stepping to porch

## Hallway

Laminate flooring, wooden skirting boards, dado rails, picture rails, radiator, staircase, floor to ceiling louvred coat cupboard, meter and further storage cupboard under stairs,

## Reception Room

Laminate flooring, wooden skirting boards, coving, picture rails, radiator, fireplace with original 30's tiles hearth, and built in overmantle, windows to front aspect.

## Kitchen/Dining Room

Laminate flooring, wooden skirting boards, coving, dado rails, fireplace surround, matching wall and base units, sink with mixer tap, tiled splash back, gas hob, double glazed windows and doors to rear aspect

## Conservatory

Ceramic tile flooring, electric heater, double glazed windows and French doors to rear aspect

## First Floor Landing

Wood flooring, skirting boards, storage cupboard, loft hatch, doors to

## Bedroom 1

Wood flooring, skirting boards, picture rails, radiator, windows to front aspect

## Bedroom 2

Wood flooring, skirting boards, picture rails, radiator, double glazed windows to rear aspect, combi boiler housed in a cedar floor to ceiling cupboard.

## Bedroom 3

Carpet, skirting boards, picture rails, coving, radiator, window to front aspect

## Bathroom

Tiled surround, bath with shower attachment, w/c low flush, pedestal sink with mixer tap, heated towel rail, double glazed windows to rear aspect







**BAKER**  
AND  
**CHASE**



## Garden

Decked, paved and laid to lawn areas, shrub borders

## Garage

Electric powered

## 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.

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).

Media: (Photos, Videos etc)The photographs, property















videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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.









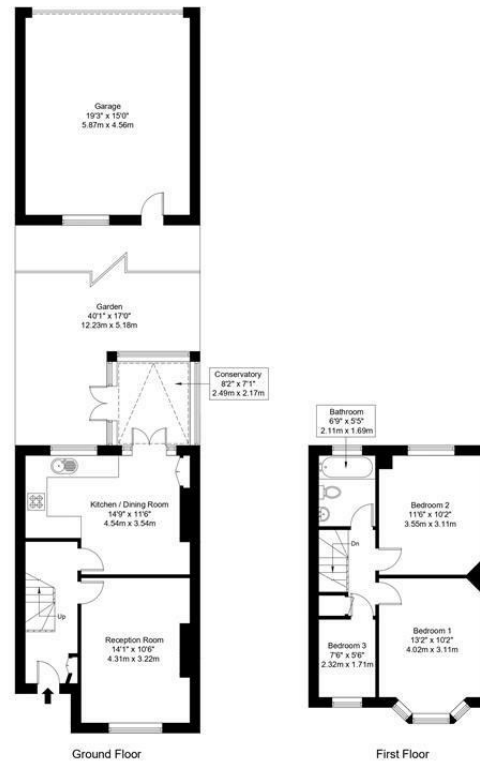
# St. Georges Road, EN1 4TY

Approx Gross Internal Area = 79.07 sq m / 851 sq ft

Garden = 55.62 sq m / 599 sq ft

Garage = 26.77 sq m / 288 sq ft

Total = 161.46 sq m / 1738 sq ft



Ref :

Copyright **BLEU  
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.  
Copyright @ BLEUPLAN

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