



Manor Road, Enfield

Under Offer (SSTC)

Offers in excess of £650,000 (Freehold)





Spacious 3-double bedroom, family house, sitting on a sought-after and desirable cul-de-sac, immediately off Chase Side, Enfield, EN2

Nestled on the charming Manor Road in Enfield, this semi-detached house located in a cul-de-sac, is a true gem waiting to be discovered. Boasting a delightful blend of character and modernity, this property offers a spacious through lounge adorned with a bay window at the front and elegant bi-folding doors at the rear, inviting ample natural light to dance through the rooms.

With three bedrooms and three bathrooms, this house provides the perfect space for a growing family or those who love to entertain guests. The cleverly designed storage under the stairs doubles up as a study area, ideal for those working or studying from home.

Additionally this property boasts an extended kitchen, which is larger than usual thanks to the extension behind the integral garage. The kitchen is further complemented by a utility room, offering additional space for appliances and providing access to a convenient downstairs w/c. The integral garage adds a touch of practicality to this already impressive home.

Another standout feature of this property is the master bedroom, complete with an en-suite bathroom and a walk-in wardrobe. Imagine starting your day in this luxurious space, getting ready for whatever adventures lie ahead.

Situated in a desirable location, this house features parking for 3 vehicles, making it convenient for homeowners with multiple cars or guests. The large driveway and side access add to the practicality of this home, ensuring easy access and additional storage options.

This property offers a stunning serene back garden. Step outside to discover a beautiful outdoor space complete with a patio area, perfect for al fresco dining or simply relaxing in the sunshine. The bi-fold doors seamlessly connect the interior and exterior, creating a harmonious flow throughout the home.

Local Council: Enfield

Tax Band: E

Inner Hallway

Hardwood door to front aspect, under stairs storage cupboard, walk-in storage/study area, dado rail, coving to ceiling, window to front aspect, stairs to first floor, Double doors to:

Lounge

Double glazed bay window to front aspect, through lounge, x3 radiators, x2 sets of bi-fold doors, ornate coving and ceiling rose

Kitchen

Double glazed window to rear aspect, door to side aspect, matching range of wall and base units with Quartz work surfaces over, 1 1/2 inset sink and drainer with mixer tap, All appliances are "Neff", dishwasher, space for American fridge freezer, 5-ring gas hob with extractor hood over, electric 'hide and slide' oven and grill, with integrated microwave, spotlights, door to:

Utility Room

Double glazed opaque window to side aspect, heated towel rail, tiled floor, roll top work surface with sink and mixer tap, plumbed spaces for washer/dryer, doors to:

W/C

Low flush w/c, hand basin, built in storage cupboard, spotlights

Integral Garage

Carriage doors to front aspect, work bench, possibility to be repurposed STPP.

First Floor Landing

Radiator, loft access, ornate coving and dado rail, doors to:

Bedroom 1

Double glazed window to front aspect, feature window to side aspect, radiator, dado rail, coving to ceiling, doors to:





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Walk-In Wardrobe

Selection of hanging rails and shelves, light and power

En-Suite

Double glazed window to rear aspect, feature window to side aspect, double shower, low flush w/c, vanity hand basin with mixer tap and storage under, built on storage cupboard, spotlights, coving to ceiling, fully tiled, door to walk-in wardrobe

Bedroom 2

Double glazed bay window to front aspect, range of built in bedroom furniture, radiator, coving to ceiling

Bedroom 3

Double glazed window to rear aspect, radiator, built in wardrobes, coving to ceiling

Study

Double glazed window to front aspect, sliding doors, coving to ceiling

Bathroom / Wet Room

Double glazed opaque window to rear aspect, low flush w/c, pedestal hand basin with mixer tap, double shower, heated towel rail, fully tiled

Front Garden

Paved driveway for multiple vehicles, access to garage, side access.

Rear Garden

Mainly lawn, patio path, decked area, garden pond, garden shed, gated side access, outside tap

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.





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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 the dimensions carefully before ordering carpets or any built-in furniture.

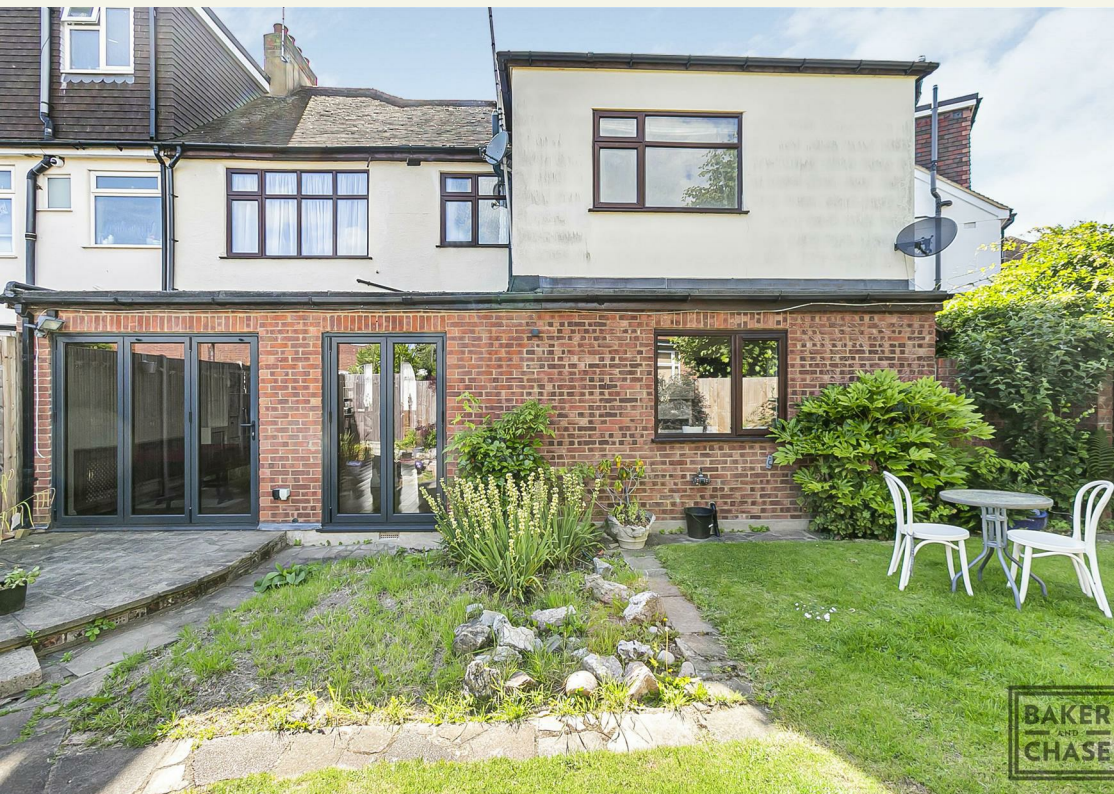
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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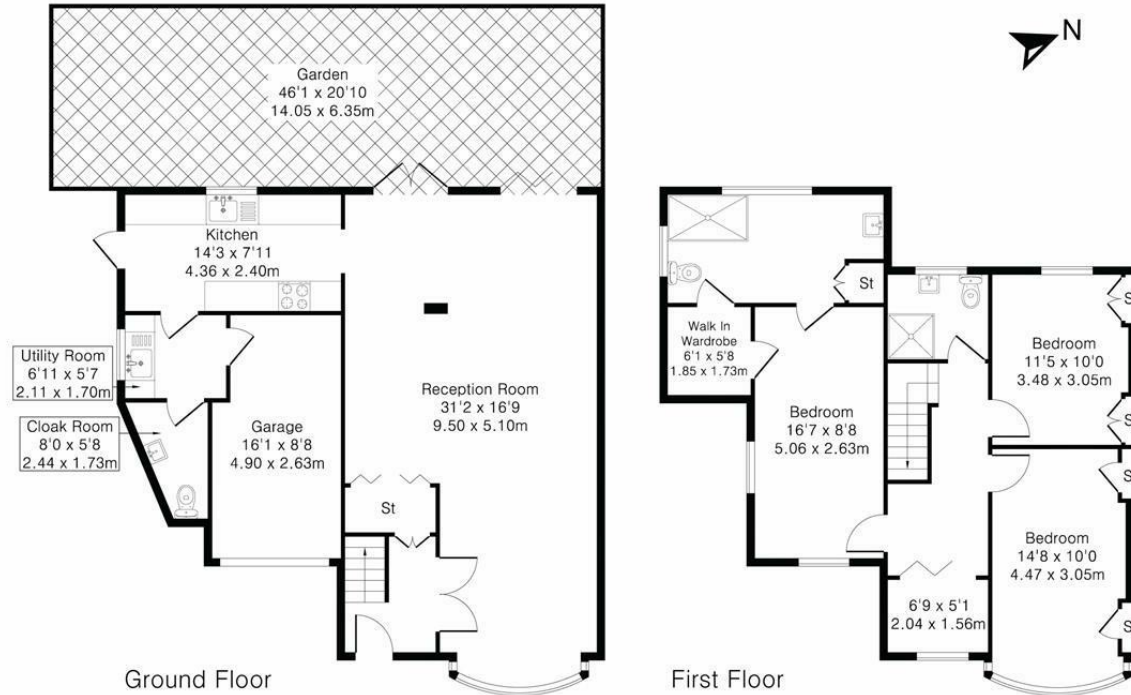
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 1548 sq ft – 144 sq m
 Ground Floor Area 834 sq ft – 78 sq m
 First Floor Area 714 sq ft – 66 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: E

