



Laurel Bank Road, Enfield

Under Offer (SSTC)
£450,000 (Freehold)





Nestled in the popular location of Laurel Bank Road, Enfield, this stunning mid-terrace house offers two reception rooms, two bedrooms, a well-appointed bathroom, and garden.

Nestled in the sought-after area of Enfield, we present you Laurel Bank Road. This rarely available 2-bedroom mid-terrace house is sure to capture your heart with its delightful features.

As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The layout of this property offers a great flow, making it feel warm and inviting.

With 2 bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or even a home office. Providing ample space for a small family, a couple, or even a single occupant looking for a guest room or home office. The bathroom offers you the luxury with both a shower and a bath tub, offering you the choice of a quick refresh or a long, relaxing soak after a busy day.

Another highlight of this home is the garden access through the kitchen, Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this lovely outdoor space.

The layout of this property is ideal for those seeking a comfortable and functional living space. The traditional mid-terrace style adds character to the home and creates a warm and inviting atmosphere.

Situated in Enfield, you'll have easy access to local amenities, schools, and transport links, making this location both convenient and desirable. Whether you're looking to settle down or invest in a property with great potential, this house on Laurel Bank Road is a fantastic opportunity not to be missed. Don't hesitate to make this house your new home sweet home!

Local Council: Enfield
Tax Band: D

Front Garden

Paved area.

Inner Hallway

Laminate wood flooring, radiator, coving to ceiling, stairs to first floor landing, door to reception one, access to reception two, under stairs storage cupboard housing gas meter.

Reception 1

Double glazed window to front aspect, radiator, coving to ceiling, laminate wood flooring.

Reception 2

Laminate wood flooring, double glazed window to rear aspect, radiator, cupboard housing: fuse box and electric meter, access to kitchen.

Kitchen

Tiled flooring, tiled walls, spotlights to ceiling, frosted uPVC double glazed window to side aspect, double glazed door leading to rear garden, eye and base level units, sink with mixer tap, wall mounted 'Worcester' boiler, plumbed for washing machine, space for dishwasher, space for fridge/freezer, fitted electric oven, fitted gas hob with extractor over.

First Floor Landing

Loft access, coving to ceiling, doors to both bedrooms, door to bathroom.

Bedroom 1

Two uPVC double glazed windows to front aspect, radiator, coving to ceiling.

Bedroom 2

Double glazed window to rear aspect, radiator, coving to ceiling.





Bathroom

Tiled flooring, tiled walls, frosted double glazed window to rear aspect, walk-in shower cubicle with electric shower, pedestal wash hand basin with mixer tap, heated towel rail, low level WC, bath with mixer tap and shower attachment.

Rear Garden

Decking area, 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. 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.



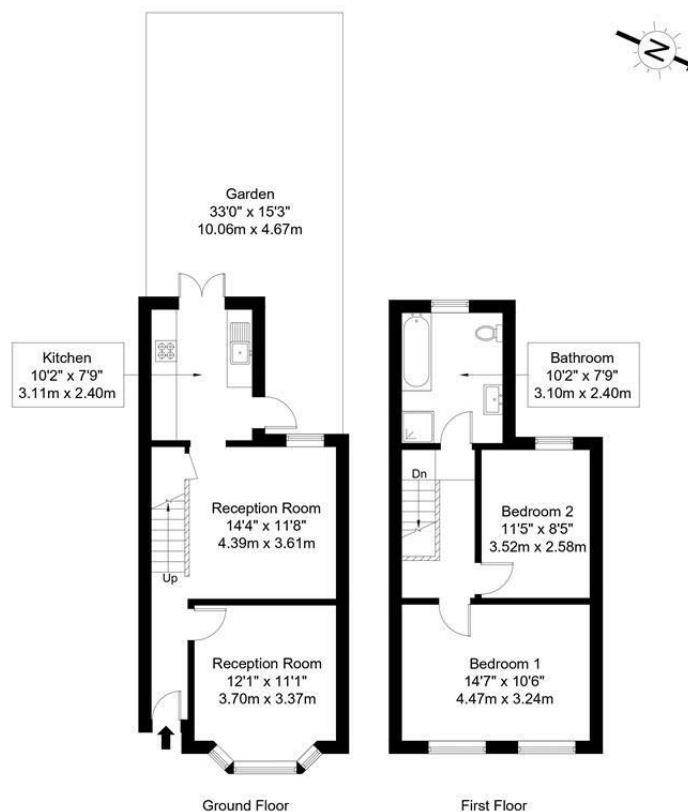


Laurel Bank Road, EN2 0JU

Approx Gross Internal Area = 77.59 sq m / 835 sq ft

Garden Area = 37.51 sq m / 403 sq ft

Total Area = 115.1 sq m / 1238 sq ft



Ref :

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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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EPC Rating D / Local Authority: Enfield / Council Tax Band: D