



Parsonage Lane, Enfield

Available

Offers in excess of £525,000 (Freehold)





Baker and Chase are delighted to present you this charming mid-terrace house located on Parsonage Lane in the sought-after area of Enfield.

Baker and Chase are pleased to present you, Parsonage Lane in the lovely area of Enfield, this chain free property holds great potential. The property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

This property presents a fantastic opportunity for you to unleash your creativity and transform this house into the home of your dreams. Imagine the possibilities - from modernising the interiors to creating a cosy and inviting living space, the potential is endless.

With three bedrooms, including two spacious double bedrooms, there is plenty of room for a growing family or for those who desire extra space. The property also features a well-maintained bathroom, ensuring convenience for all residents.

One of the highlights of this property is the delightful garden, providing a tranquil outdoor space to unwind or host gatherings during warmer months. Whether you have a green thumb or simply enjoy basking in the sunshine, this garden offers a lovely retreat right at your doorstep.

Situated in a desirable neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities. Whether you're looking to unwind in the tranquillity of your own home or explore the nearby parks and shops, this house provides the perfect balance of comfort and convenience.

Parsonage lane is a terrific location, offering easy access to local schools including Enfield Grammar, St Andrews CofE, St. Georges RC and Chase Side Primary schools. Enfield Town is a short distance away, as is Chase side offering a lovely selection of local shops. Enfield Town London Overground and Enfield Chase B.R Station are the nearby stations, both offering a regular and frequent service into Central London.

Local Authority: Enfield

Tax Band: D

Front Garden

Crazy paving, with steps to porch, mature shrub borders

Porch

UPVC double doors and windows to front aspect

Hallway

Original hardwood double doors to front aspect, electric storage heater, dado rail, coving to ceiling, stairs to first floor, doors to:

Lounge

Double glazed square bay to front aspect, electric fire place, coving to ceiling, ornate ceiling detail

Kitchen

Hardwood door and slatted window to rear aspect, matching range of wall and base units with butchers block work surfaces over, spaces for various appliances, stainless steel sink and drainer, under stairs cupboard, door to:

Dining Room

Door and window to rear aspect, electric fire place, built in storage cupboard, coving to ceiling

First floor landing

Loft access, dado rail, electric storage heater, doors to remaining rooms:

Bedroom 1

UPVC square bay to front aspect, x2 built in wardrobes, dado rail

Bedroom 2

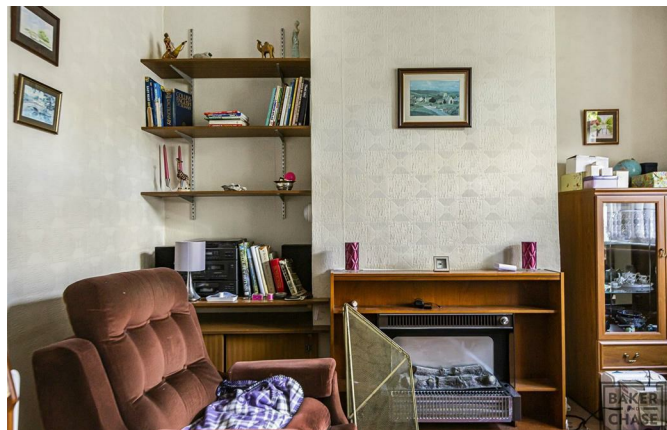
Window to rear aspect, x2 built in wardrobes, coving to ceiling

Bedroom 3

Double glazed UPVC window to front aspect

Bathroom

Opaque window to rear aspect, matching 3-piece bathroom suite to include low flush w/c, pedestal hand basin and panel bath with mixer tap and shower hose, electric heated towel rail and radiator, mainly tiled





**BAKER
AND
CHASE**

Garden

Very mature and heavily overgrown.

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.





**BAKER
AND
CHASE**



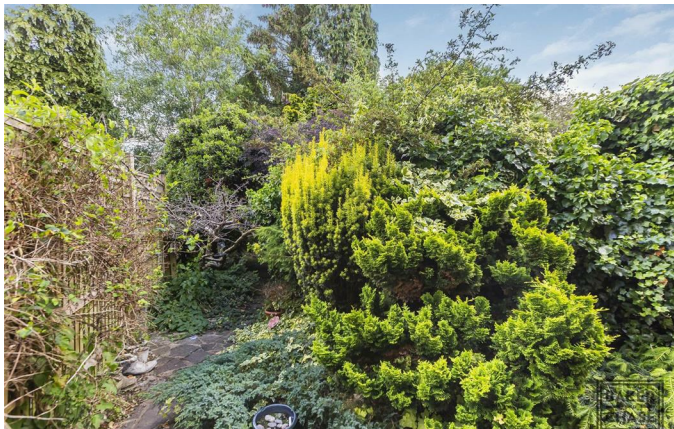
Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and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

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

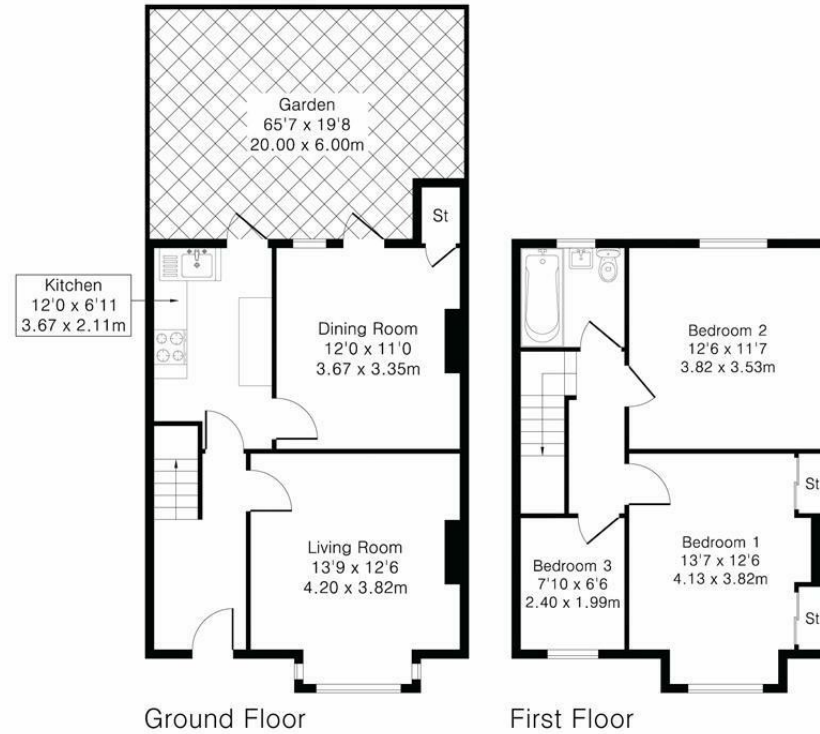
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other 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.



Approximate Gross Internal Area 915 sq ft – 85 sq m
Ground Floor Area 462 sq ft – 43 sq m
First Floor Area 453 sq ft – 42 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 G / Local Authority: Enfield / Council Tax Band: D

