



Churchbury Road, Enfield

Available

£400,000 (Freehold)





Baker and Chase are excited to present you to this lovely mid-terraced cottage house located on Churchbury Road in the desired area of Enfield.

Baker and Chase are delighted to bring to the market this mid-terraced cottage located on Churchbury Road in the picturesque town of Enfield. This delightful property boasts a warm and inviting atmosphere with its two cosy bedrooms, perfect for unwinding after a long day. Additionally, there is a study room that offers a quiet space for work or relaxation.

This delightful property boasts a cosy lounge with original wood flooring, elegant coving on the ceiling, and a beautiful original sash window that fills the room with natural light. The focal point of the room is the feature fireplace, adding character and warmth to the space.

The heart of this home lies in the kitchen, featuring a double glazed window that bathes the room in natural light. Imagine preparing delicious meals surrounded by the warmth of sun through the character of stained glass windows. You'll find access to a charming dining room located directly behind the kitchen, ideal for hosting intimate gatherings or enjoying family meals. The double glazed door leads to the rear garden, providing a seamless transition for indoor-outdoor living.

The bathroom offers a tranquil retreat with its clean and simple design, perfect for unwinding in a bubble bath after a busy day. Additionally, the paved patio area and outside tap in the garden provide a wonderful outdoor space to enjoy al fresco dining or simply bask in the fresh air.

Situated in the heart of Enfield, this cottage offers a wonderful blend of tranquillity and convenience. Enjoy the peaceful surroundings of this lovely neighbourhood while still being within easy reach of local amenities, schools, and transport links.

Don't miss the opportunity to make this charming terraced cottage your new home. Embrace the cosy living spaces, the quaint bedrooms, and the homely feel that this property exudes. Contact us today to arrange a viewing and start envisioning your life in this wonderful Enfield abode.

Local Authority: Enfield

Tax Band: C

Front Garden

Part paved area, part slate chippings area.

Lounge

Original wood flooring, coving to ceiling, original sash window to front aspect, feature fire place, radiator, storage cupboard housing fuse box, gas and electric meters, door to kitchen.

Kitchen

Double glazed window to rear aspect, radiator, stairs to first floor landing, access to dining room, eye and base level units, inset sink with mixer tap, fitted electric oven, fitted gas hob, space for washing machine, lino flooring, stained glass window.

Dining Room

Double glazed window to side aspect, radiator, lino flooring, uPVC double glazed door leading to rear garden.

First Floor Landing

Carpet, loft access, doors to both bedrooms, door to study, door to bathroom.

Bedroom 1

Carpet, original sash window to front aspect, radiator.

Bedroom 2

Double glazed window to rear aspect, radiator, carpet, cupboard housing 'Worcester' boiler.

Study

Double glazed window to rear aspect, radiator, carpet.

Bathroom

Lino flooring, heated towel rail, pedestal wash hand basin, low level WC, bath with mixer tap and shower attachment, part-tiled walls, extractor fan.





Rear Garden

Paved patio area, outside tap.

Disclaimer

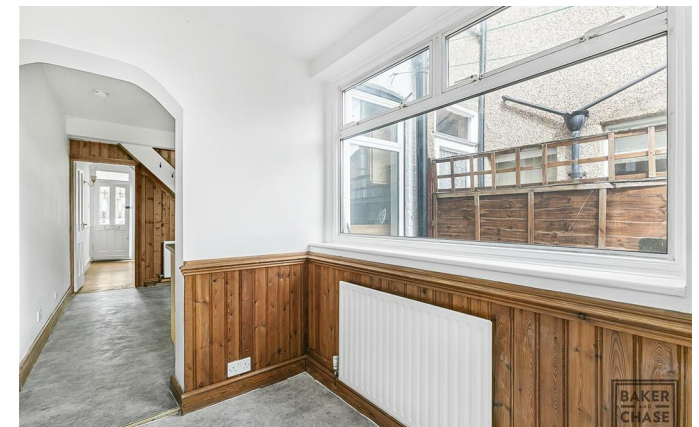
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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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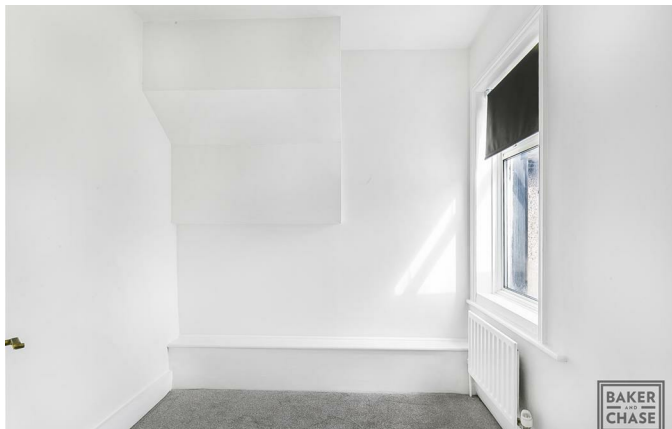






documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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 602 sq ft – 56 sq m
Ground Floor Area 301 sq ft – 28 sq m
First Floor Area 301 sq ft – 28 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 C / Local Authority: Enfield / Council Tax Band: C

