



Lincoln Road, Enfield

Under Offer (SSTC)

£450,000 (Freehold)





Baker and Chase present you, Lincoln Road, a fantastic opportunity for those looking for a cosy family home in a friendly neighbourhood.

Welcome to this charismatic mid-terrace house located on Lincoln Road in the desirable area of Enfield.

This property boasts 2 spacious reception rooms, as you step into reception one, you are immediately greeted by the warm ambiance created by the laminate wood flooring . The windows allows natural light to flood the room, highlighting the elegant brick built feature fireplace, adding character to the space. You'll find a seamless flow from the one room to another. The fitted storage in the second reception offers practicality, keeping your belongings neatly organised.

The concept of a seamless flow, follows through from the reception to kitchen, allowing for meal preparation and dining experiences to be a breeze. Additionally, door leading to the rear garden brings in an abundance of natural light, creating a bright and airy ambiance throughout.

Additionally, the bathroom/utility room is conveniently located off the kitchen, and doubles as a utility room, offering practicality and functionality. This delightful property also offers three bedrooms, there is plenty of space for the whole family to unwind, and providing ample space for a growing family or accommodating guests, or even a home office.

Step outside into the lovely garden, where you'll find a paved area ideal for al fresco dining, an outside tap for easy gardening, and a timber-built shed providing ample storage space for your outdoor equipment.

Located in Enfield, this house benefits from a vibrant neighbourhood with easy access to local amenities, schools, and transport links, making it a perfect place to call home. Don't miss the opportunity to make this lovely house your own and create lasting memories in this inviting space.

Local Authority: Enfield

Tax Band: D

Front Garden

Paved area.

Lobby

Door to reception one, wall mounted fuse box, wall mounted electric meter, carpet.

Reception 1

Laminate wood flooring, coving to ceiling, double glazed window to front aspect, radiator, brick built feature fire place, doors opening to Reception Two.

Reception 2

Laminate wood flooring, coving to ceiling, radiator, stairs to first floor landing, fitted storage, door leading to kitchen, double glazed door leading to rear garden.

Kitchen

Laminate wood flooring, double glazed window to side aspect, eye and base level units, part-tiled walls, stainless steel sink with mixer tap, integrated fridge/freezer, space for dishwasher, fitted electric oven, fitted gas hob with extractor hood over, frosted double glazed window to side aspect, door to bathroom/utility room.

Bathroom / Utility Room

Frosted double glazed window to rear and side aspect, radiator, part-tiled walls, panelled bath with mixer tap and shower attachment, wall mounted boiler, wash hand basin with storage under, space for washing machine, low level WC.

First Floor Landing

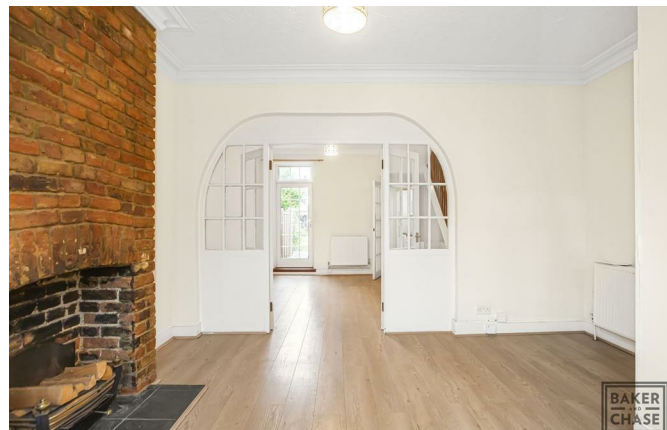
Loft access, doors to all bedrooms, carpet.

Bedroom 1

Double glazed window to front aspect, radiator, coving to ceiling, carpet.

Bedroom 2

Double glazed window to rear aspect, radiator.





BAKER
AND
CHASE

Bedroom 3

Double glazed window to rear aspect, radiator.

Rear Garden

Paved area, rest laid to lawn, outside tap, timber-built shed.

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.

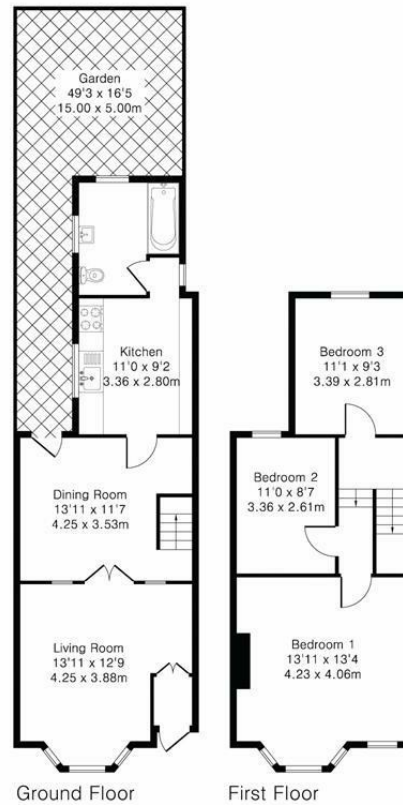




Approximate Gross Internal Area 986 sq ft - 91 sq m

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 457 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 E / Local Authority: Enfield / Council Tax Band: D

