



## Holmwood Road, Enfield

Available

Prices from £450,000 (Share of Freehold)







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**Nestled in the charming Holmwood Road of Enfield, this new build, mid-terrace house is the perfect blend of tranquillity and urban living.**

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Welcome to Holmwood Road, Enfield - A selection of just 4, beautifully designed, practical and efficient homes.

Plot 1 - Terraced: £455,995

Plot 2 - Terraced: £455,995

Plot 3 - End of Terrace: £478,995

Plot 4 - End of Terrace: £482,995

**General Description:**

As you step inside, you are greeted by an open entrance hallway that leads you to the heart of the home - the open plan kitchen, living, and dining area complete with bi-fold doors that lead to the rear aspect. The contemporary kitchen is a true work of art, with sleek wall and base cabinets, snow slate white work surfaces, and natural stone splashbacks. Additionally, this property offers a utility cupboard for added convenience, the attention to detail in every corner of this house is evident.

Upstairs, you'll find two generously proportioned bedrooms, each carpeted for a cosy retreat. The luxury bathroom suite is a haven of sophistication, complete with immaculate white sanitary ware, fully tiled walls, mirrored storage unit, heated towel rail, spotlights, and extractor fan add to the overall elegance of this space.

One of the standout features of this property is the high specifications it offers. The efficient gas central heating, guarantees year-round comfort. Also 10-year building warranty that provides peace of mind for the future. What truly sets this property apart is the inclusion of solar panels. Not only do they offset electricity costs and lower utility bills, but they also provide clean, renewable energy that reduces the property's carbon footprint.

Located just under half a mile from Waltham Cross railway station and with access to Junction 25 of the M25 motorway, these homes offer seamless connectivity for commuters. Don't miss this rare opportunity to own a modern family home in the highly sought-after Enfield area.

Annual Service Charge : £1,150 p/a

Local Authority: Enfield

Council Tax Band: B

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## Front Garden

### Hallway

9-lock heavy duty aluminium door and opaque double glazed window to front aspect, radiator, spotlights, stairs to first floor, door to:

### Open Plan Kitchen/Living area

Bi-fold doors to rear aspect column radiator, spotlights, ample power points.

Kitchen: double glazed windows to front aspect, matching range of wall and base units, with Quartz work surfaces over with under-mount lighting, integrated fridge freezer, integrated dishwasher, matching Bosch electric oven, hob and stainless steel extractor hood over.

Utility cupboard: Fuse box, plumbed point for washing machine, space for storage and/or additional appliances.

### Downstairs w/c

Aluminium opaque window to rear aspect, low flush w/c, fully tiled, hand basin with mixer tap and storage under, heated backlit mirror, spot lights, extractor fan

### First floor landing

Spotlights, radiators, doors to remaining rooms

### Bedroom 1

Feature double glazed window to front aspect, further double glazed window to side aspect, radiator, spotlights

### Bedroom 2

Double glazed window to rear aspect, radiator, spotlights

### Bathroom

Double glazed opaque aluminium windows to rear aspect, bath with mixer tap, shower screen and shower over, hand basin with mixer tap, low flush w/c, fully tiled, mirrored storage unit, heated towel rail, spotlights, extractor fan

### Garden

Mainly paved, with small lawn area

### 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.

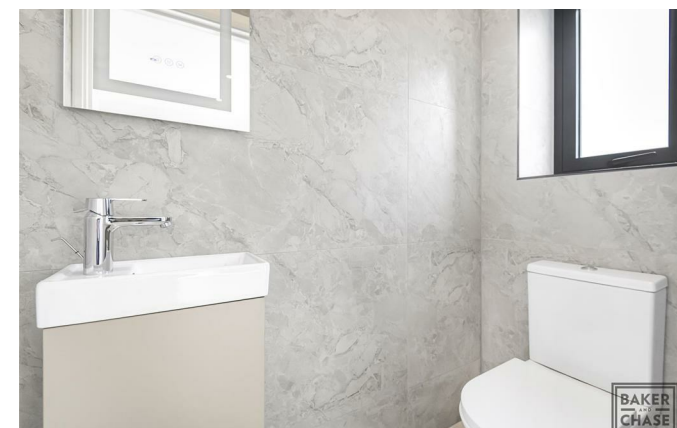
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Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

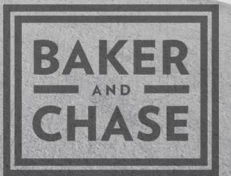
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with and that all information is correct.

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

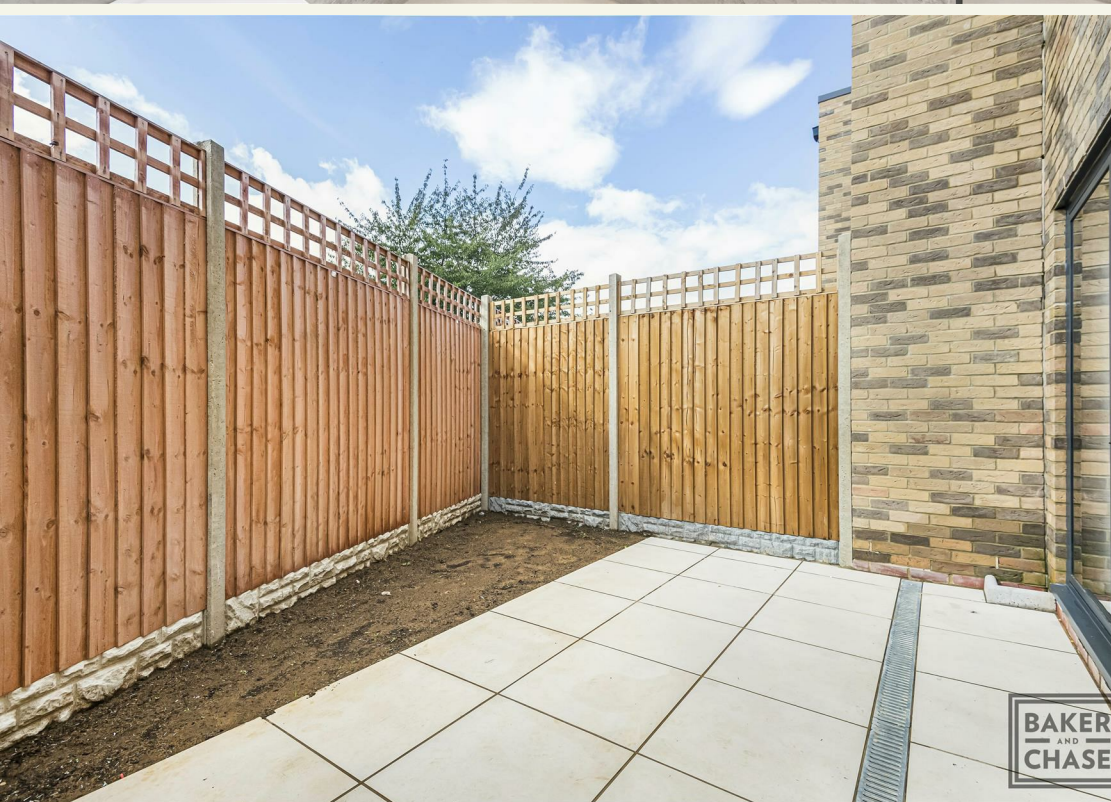
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.





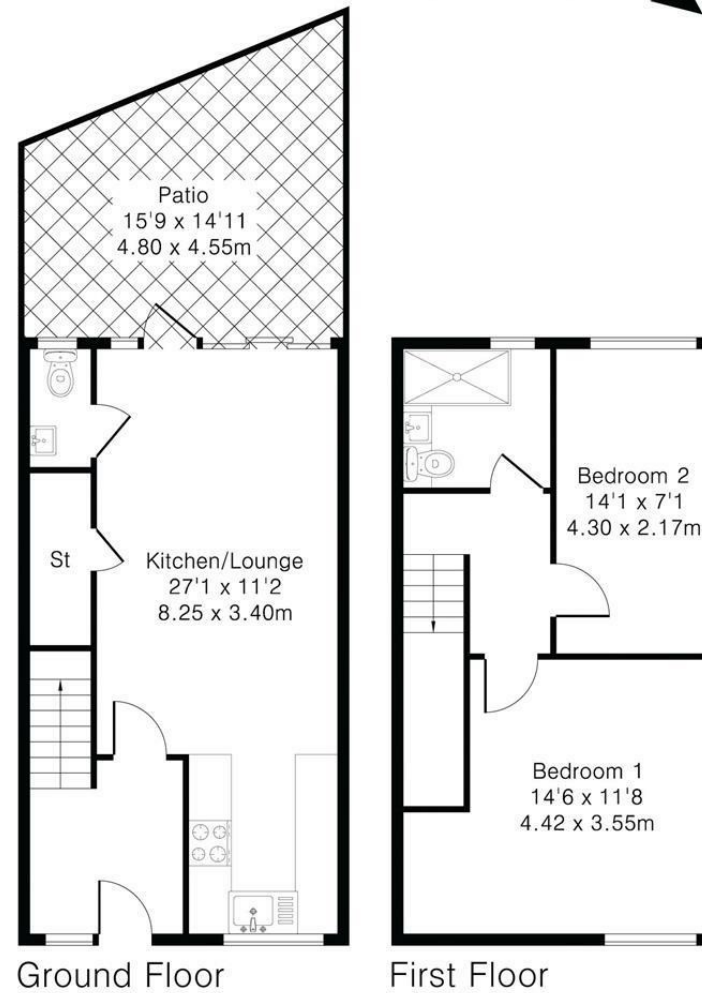




**Approximate Gross Internal Area 864 sq ft - 80 sq m**

Ground Floor Area 432 sq ft - 40 sq m

First Floor Area 432 sq ft - 40 sq m



Ground Floor

First Floor

EPC Rating B / Local Authority: Enfield / Council Tax Band: B