



## **Browning Road, Enfield**

Under Offer (SSTC)

£469,995 (Freehold)







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**Baker and Chase are delighted to present you Browning Road - Situated in a sought-after area, this property offers the perfect blend of comfort and convenience.**

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Welcome to Browning Road, Enfield - a excellent location for this delightful mid-terrace house! This property boasts two reception rooms, two bright and airy bedrooms, and well-appointed bathroom, ensuring convenience for all residents.

As you step inside, you are greeted by two inviting reception rooms, each boasting laminate wood flooring, and windows that flood the space with natural light. The first reception room overlooks the front aspect, creating a warm and welcoming atmosphere. Meanwhile, the second reception room seamlessly flows into the kitchen, making dinner time a breeze!

The kitchen is a real highlight of this home, with plenty of storage and ample space to fit all your appliances. The tiled flooring and spotlights add a touch of elegance to the room, creating a warm and inviting atmosphere for you to enjoy your culinary creations.

This lovely home features two well-appointed generously sized bedrooms, offering a peaceful sanctuary for relaxation. The potential to expand and create even larger bedrooms is a possibility, subject to planning permission, allowing you to truly make this house your own. The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of use for residents.

Additionally, the rear garden offers a private outdoor space, a tranquil space for enjoying a morning coffee or hosting summer barbecues. The convenience of an outside tap and a gate leading to rear pedestrian access adds to the practicality of this charming home.

Located in Enfield, this house benefits from a convenient location with easy access to local amenities, schools, and transport links. Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with great potential, this house on Browning Road could be the perfect fit for you. Don't miss out on the opportunity to make this house your own and start creating lasting memories in your new home!

Local Authority: Enfield

Tax Band: D

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## Inner Hallway

Laminate wood flooring, radiator, stairs to first floor landing, doors to both receptions.

## Reception One

Radiator, laminate wood flooring, uPVC double glazed window to front aspect.

## Reception Two

Laminate wood flooring, radiator, uPVC double glazed window to rear aspect, under stairs storage cupboard housing: fuse box, gas and electric meters, access to kitchen.

## Kitchen

uPVC double glazed window to side aspect, uPVC double glazed door leading to rear garden, eye and base level units, sink with mixer tap, part tiled walls, tiled flooring, spotlights to ceiling, fitted electric hob with extractor over, fitted double electric oven, space for fridge/freezer, space for washing machine, space for dishwasher, cupboard housing "Vaillant" boiler.

## First Floor Landing

Loft access, carpet, uPVC double glazed window to side aspect, doors to both bedrooms, door to bathroom.

## Bedroom One

Carpet, radiator, two uPVC double glazed windows to front aspect.

## Bedroom Two

uPVC double glazed window to rear aspect, radiator, laminate wood flooring.

## Bathroom

Frosted uPVC double glazed window to rear aspect, radiator, spotlights to ceiling, tiled flooring, part-tiled walls, panelled bath with mains fed shower, low level WC, pedestal wash hand basin with mixer tap.







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## Front Garden

Paved area.

## Rear Garden

Paved patio area, shrub borders, outside tap, gate leading to rear pedestrian access.

## 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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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.







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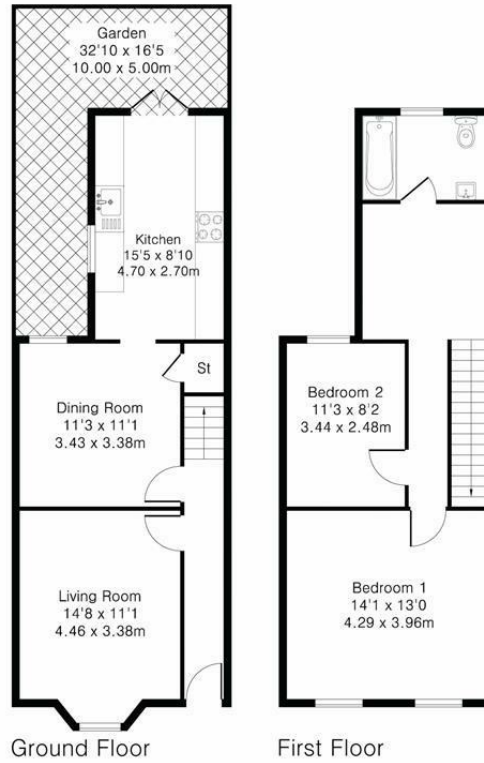
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**Approximate Gross Internal Area 975 sq ft - 91 sq m**

Ground Floor Area 491 sq ft – 46 sq m

First Floor Area 484 sq ft – 45 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: D

