



St. Georges Road, Forty Hill, Enfield

Under Offer (SSTC)
£600,000 (Freehold)





Baker and Chase are delighted to present this large, 5-bedroom semi-detached family house, with en-suite shower room, a family bathroom, plus a Jack and Jill bathroom and a downstairs w/c, in a desirable, residential location.

Baker and Chase are delighted to present this spacious 5-bedroom semi-detached family home at St. Georges Road, offering extended accommodation over three floors. The property features an en-suite shower room, a family bathroom, a Jack-and-Jill bathroom, and a convenient downstairs WC. With off-street parking for one vehicle, side access, and a south-facing rear garden, this home is perfect for family living.

The ground floor offers a bright front lounge, flooded with natural light through double-glazed windows and complemented by plantation shutters, creating a welcoming atmosphere. The large kitchen/diner is the heart of the home, with ample wall and base units, butcher block worktops, and a 7-ring Beko Range cooker with an extractor hood. Sliding patio doors open directly into the rear garden, providing a seamless flow for outdoor entertaining.

On the first floor, there are three well-proportioned bedrooms. The master bedroom enjoys two front-facing windows and its own en-suite shower room. Bedrooms 4 and 5, located at the rear, offer ample natural light and built-in features. The family bathroom is well-appointed with a bath and shower over, and built-in storage.

The second floor provides an additional bedroom with a Juliet balcony and a walk-in wardrobe, as well as a Jack-and-Jill bathroom shared with an adjacent room. Bedroom 2 enjoys Velux windows and access to additional storage in the eaves.

The south-facing rear garden, approximately 65 feet in length, is perfect for relaxation and family gatherings, with lawn and patio areas bordered by flowers and shrubs.

St. Georges Road is situated in the heart of Forty Hill, North Enfield, with excellent amenities nearby, including Worcesters Primary School, Forty Hall and Parkland Estate, and Myddleton House. Enfield Town, offering a variety of shops, and restaurants, is just under 1 mile away. Three nearby stations -Enfield Town, Gordon Hill, and Turkey Street.

Local Authority: Enfield
Council Tax Band: E

Driveway

Block paved driveway providing off street parking for one vehicle.

Lounge

UPVC front door to front aspect, access to lounge, double glazed windows to front and side aspect with plantation shutter blinds, double radiator, electric feature fireplace, coving to ceiling.

Lobby

Providing access to downstairs w/c and kitchen/diner

Downstairs w/c

Low flush WC, wash hand basin.

Kitchen/Diner

Double glazed sliding patio doors leading to rear garden, double glazed window to rear aspect, matching range of wall and base units with Butchers block work surfaces over, plumbed spaces for appliances, double sink with mixer tap, 7-ring Beko Range cooker with matching extractor hood over, double radiator, coving to ceiling, spotlights, door to:

Stairs to first floor

Area with opaque upvc door to side aspect, 2 double glazed windows to side aspect, electric radiator, coving to ceiling, stairs leading to first floor.

Bedroom 1

2 double glazed windows to front aspect, 2 radiators, coving to ceiling, door to:

En-suite shower room

Walk-in shower cubicle, low flush WC, wash hand basin with mixer tap, heated towel rail, ceiling spotlights, fully tiled walls.

Family Bathroom

Double glazed opaque window to side aspect, panel enclosed bath with shower screen, mixer tap and shower over, pedestal wash hand basin with storage cupboard below, low flush WC, chrome heated towel rail, ceiling spotlights, fully tiled walls, built in storage.

Bedroom 4

Double glazed window to rear aspect, radiator, coving to ceiling.





Bedroom 5

Double glazed window to rear aspect, radiator, coving to ceiling.

Second floor landing

Double glazed opaque window to side aspect, ceiling spotlights, doors to:

Bedroom 3

Juliet balcony with double doors and opaque double glazed window to rear aspect, column radiator, ceiling spotlights, walk-in wardrobe area, door leading to:

Jack and Jill Bathroom

Serving bedrooms 2 & 3, low flush WC, wash hand basin with mixer tap and storage under, heated towel rail, panel enclosed bath with mixer tap, shower screen and shower over, ceiling spotlights.

Bedroom 2

2 Velux windows to front aspect, storage in eaves, ceiling spotlights, loft access.

Rear garden

Approx 65', lawn and patio area, flower and shrub borders, outside lighting.

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





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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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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.





St. Georges Road, EN1

CAPTURE DATE 07/10/2022 LASER SCAN POINTS 111,304,663

GROSS INTERNAL AREA

145.14 sqm / 1562.27 sqft



GROSS INTERNAL AREA (GIA)
The floor area of the property
145.14 sqm / 1562.27 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
130.28 sqm / 1402.11 sqft

EXTERNAL CIRCULAR ACCESS
Measurements taken at the entrance
0.00 sqm / 0.00 sqft

EXTERNAL FLOOR AREA
Measured area of the property
3.25 sqm / 34.98 sqft



These floor plans are produced in accordance with:
RICS Valuation Global Standards (RICS Valuation - Global Standards)
RICS Property Measurement Standard (RICS Property Measurement Standard)
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual rooms lengths and widths
are the maximum possible measurements contained in the space.

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EPC Rating C / Local Authority: Enfield / Council Tax Band: E

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