



Parsonage Lane, Enfield

Under Offer (SSTC)

£565,000 (Freehold)





Offering a blend of classic charm, this three-bedroom end-of-terrace home on Parsonage Lane is perfect for families and those looking to make their mark in a sought-after Enfield location.

This delightful three-bedroom, end-of-terrace home, located on Parsonage Lane in Enfield, offers comfortable living space with potential for future development (STPP). The property features a welcoming hallway with access to two spacious reception rooms, perfect for family living. The bright and airy front reception room flows seamlessly into the second, which leads to a versatile conservatory overlooking the rear garden.

The kitchen is functional with plenty of space for essential appliances, including a gas oven and fridge/freezer. A side door leads to the conservatory, making it ideal for entertaining or relaxing in the garden. Upstairs, you'll find three well-proportioned bedrooms, all with ample natural light and storage, including fitted wardrobes in two of the rooms. The family bathroom includes a bath with a shower attachment, a low-level WC, and a pedestal wash hand basin.

Outside, the front garden is paved for off-street parking, and a shared driveway gives access to a garage at the rear of the property. The private rear garden offers a peaceful retreat with a paved area and lawn, along with a timber-built shed for extra storage.

The home is ideally located just 0.5 miles from Enfield Town Rail Station, providing easy access to central London. Enfield's bustling town centre, with a wide range of shops, cafes, and restaurants, is also within easy reach. Local amenities include schools, parks, and supermarkets, making this an ideal family home. With off-street parking, a garage, and scope for future development, this property offers excellent value in a sought-after area.

Perfect for a growing family or those looking to put their own stamp on a home, this property provides a fantastic opportunity for future expansion.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Radiator, coving to ceiling, stairs to first floor landing, door to reception one, door to kitchen, understairs storage cupboard housing: gas + electric meters and fuse box, carpet.

Reception 1

Coving to ceiling, radiator, carpet, uPVC double glazed window to front aspect, french doors leading to reception two.

Reception 2

Carpet, coving to ceiling, two radiators, door leading to conservatory.

Kitchen

uPVC double glazed window to rear aspect, part-tiled walls, linoleum flooring, eye and base level units, wall mounted "Worcester" boiler, space for washing machine, space for fridge, space for gas oven and hob, space for fridge/freezer.

Conservatory

Laminate wood flooring, ceiling fan, door leading to rear garden.

First Floor Landing

Frosted uPVC double glazed window to side aspect, coving to ceiling, carpet, doors to all bedrooms, door to bathroom, loft access.

Bedroom 1

Radiator, coving to ceiling, carpet, fitted wardrobes, uPVC double glazed window to front aspect.

Bedroom 2

Radiator, carpet, uPVC double glazed window to rear aspect, two fitted wardrobes.

Bedroom 3

uPVC double glazed window to front aspect, radiator, ceiling fan, carpet.





Bathroom

Linoleum flooring, part-tiled walls, frosted window to rear aspect, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment.

Front Garden

Paved for off-street parking, shared driveway leading to rear garage.

Rear Garden

Part paved area, rest laid to lawn, timber-built shed, door to garage, side gate leading to rear garden, outside tap.

Garage

Up and over door, power and lighting.

Disclaimer

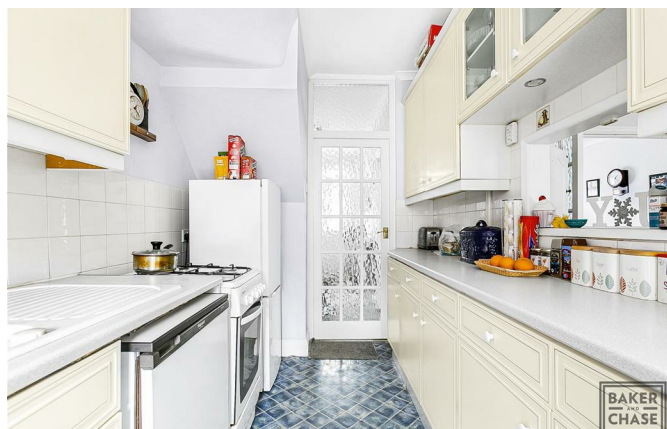
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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







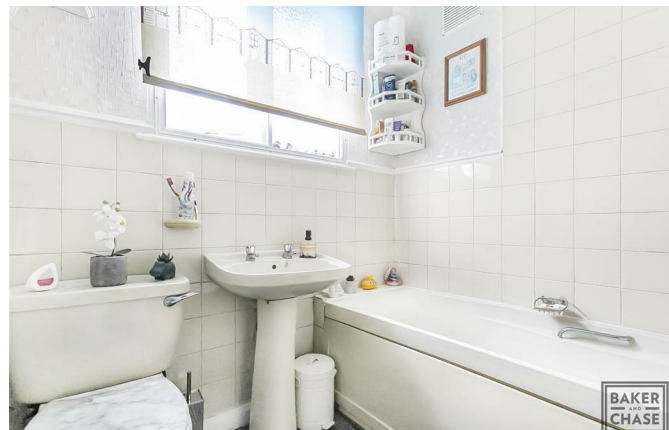
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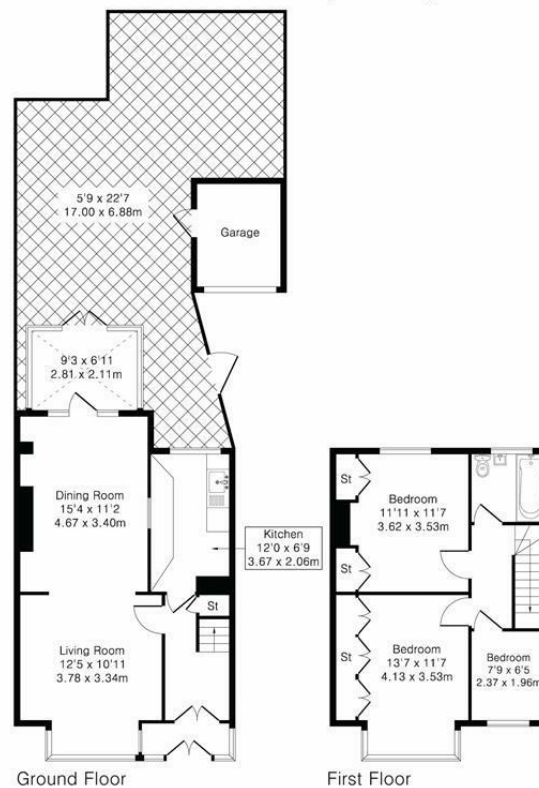
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 1025 sq ft - 96 sq m

Ground Floor Area 577 sq ft - 54 sq m

First Floor Area 448 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 D / Local Authority: / Council Tax Band:

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