



Falmer Road, Enfield

Under Offer (SSTC)

Offers in excess of £575,000 (Freehold)





Nestled in a sought-after location in Enfield, this delightful three-bedroom Victorian house combines charming original features with modern living, offering a perfect blend of comfort and convenience.

This charming three-bedroom Victorian house offers a blend of period character and modern living, situated on a peaceful street in Enfield.

Upon entering, you're greeted by a welcoming porch with laminate wood flooring, leading into the inner hallway. The ground floor features a bright and airy lounge with laminate wood flooring, a feature fireplace, and a cozy wood log burner. The lounge also benefits from a door leading directly into the rear garden, perfect for entertaining. The adjoining kitchen is fully equipped with modern appliances, including a 'Range Master' cooker, integrated dishwasher, fridge/freezer, and washer/dryer, complemented by quartz worktops and a butler-style sink and benefits from air conditioning unit. The ground floor also has a convenient WC and storage options.

The first floor offers three bedrooms, all bright and spacious with plenty of natural light. Bedroom one features a beautiful fireplace, while bedroom two and three both offer ample space and storage. The shower room is well-appointed with a walk-in shower cubicle and heated towel rail.

Outside, the east-facing rear garden offers a mix of paved areas, decking, and artificial grass, with raised flower beds and a timber-built shed. The front garden features heritage-style patterned floor tiles, adding to the overall charm of the property.

Located less than 0.5 miles from Enfield Town Rail Station, commuting to central London is a breeze. Enfield Town also offers a wide range of local amenities including shops, cafes, and restaurants, ensuring everything you need is within easy reach. For those who enjoy outdoor space, nearby parks and green areas provide a peaceful retreat from city life.

With a blend of original features and modern comforts, this well-maintained property is ready to move into. A fantastic opportunity for buyers looking for a home in a prime location with excellent transport links and local amenities.

Local Authority: Enfield
Council Tax Band: D

Porch

Laminate Wood Flooring, Coving to Ceiling, Door Leading to Inner Hallway.

Inner Hallway

Laminate Wood Flooring, Radiator, Stairs to First Floor Landing, Door to WC, Door to Kitchen, Door to Lounge.

Lounge

Laminate Wood Flooring, uPVC Double Glazed Window to Front Aspect, Two Radiators, Coving to Ceiling, Ceiling Rose, Feature Fireplace, Wood Log Burner, Two Fitted Storage Cupboards, Door Leading to Rear Garden.

Kitchen

Tiled Flooring, uPVC Double Glazed Window to Side Aspect, Velux Window to Rear Aspect, uPVC Double Glazed Door Leading to Rear Garden, Vertical Radiator, Spotlights to Ceiling, Splash Back Tiles, Eye and Base Level Units, Quartz Worktops, Butler-Style Sink with Mixer Tap, Integrated Dishwasher, Integrated Fridge/Freezer, Integrated Washer and Dryer, Fitted Microwave, Space for 5-Ring 'Range Master' Cooker, Cupboard Housing 'Vaillant' Combination Boiler, Air Conditioning Unit.

WC

Tiled Flooring, Extractor Fan, Low-Level WC, Cupboard Housing Electric Meter and Fuse Box.

First Floor Landing

Loft access, carpet, doors to all bedrooms, door to shower room.

Bedroom 1

Carpet, uPVC Double Glazed Windows to Front Aspect, Radiator, Coving to Ceiling, Feature Fireplace.

Bedroom 2

Carpet, uPVC Double Glazed Window to Rear Aspect, Radiator.

Bedroom 3

Laminate Wood Flooring, uPVC Double Glazed Window to Rear Aspect, Radiator.





Shower room

Tiled Flooring, Part Tiled Walls, Spotlight to Ceiling, Extractor Fan, Walk-In Shower Cubicle with Mains-Fed Shower, Wash Hand Basin with Mixer Tap, Low-Level WC, Heated Towel Rail.

Rear Garden

Part Paved Area, Part Decking Area, Part Artificial Grass Area, Raised Flower Beds, Further Paved Area to Rear with Timber-Built Shed, Slate Chipping, Outside Tap, Power Point.

Front Garden

Heritage Chess Patterned Floor Tiles, Porcelain Tiles, Gas Meter Box.

Disclaimer

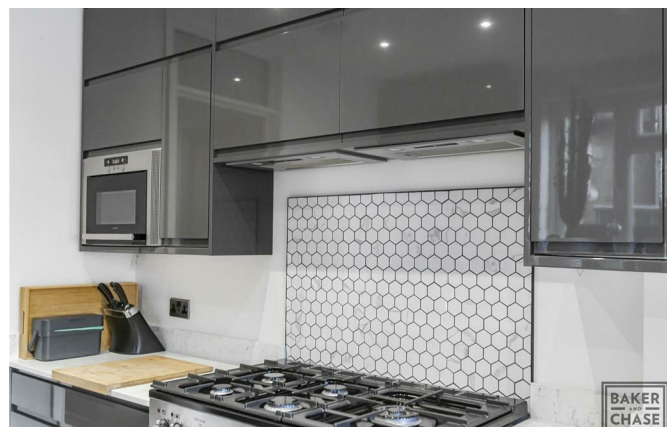
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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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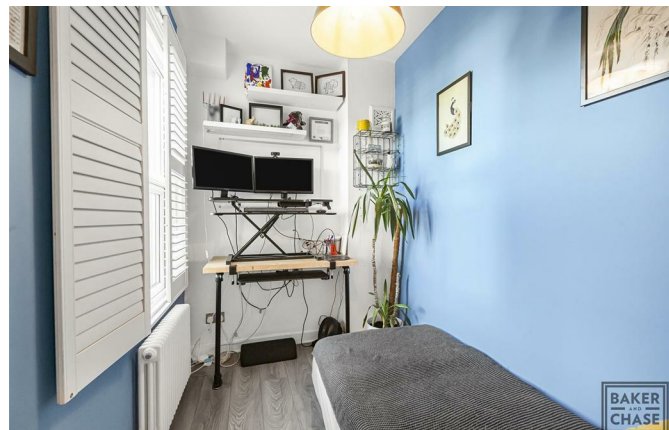
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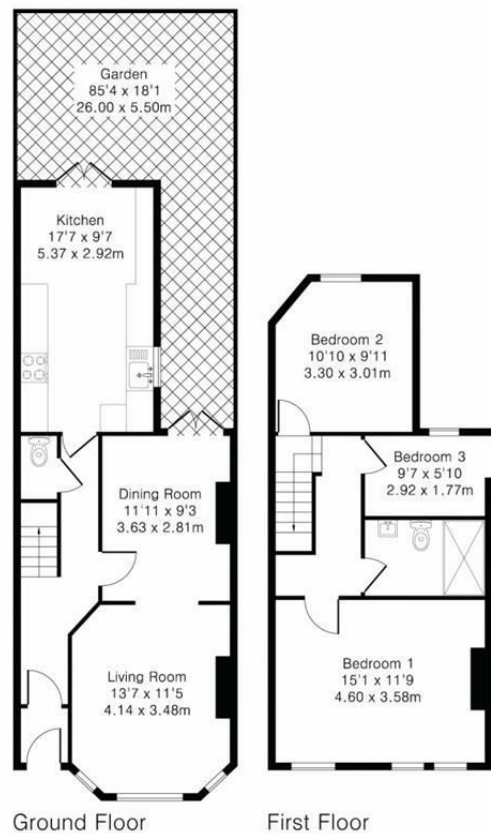




Approximate Gross Internal Area 1011 sq ft - 94 sq m

Ground Floor Area 547 sq ft - 51 sq m

First Floor Area 464 sq ft - 43 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 F / Local Authority: Enfield / Council Tax Band: D