



Riverside Gardens, Enfield, EN2

Under Offer (SSTC)
£550,000 (Freehold)





Baker and Chase are delighted to present this 3 bedroom property, with two reception rooms and a rear garage, located in a desirable position on Riverside Gardens EN2.

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Offered on a chain free basis, viewings are highly recommended.

This property would appeal to someone looking to create a house to suit their own lifestyle, as modernisation is required throughout. The property is offered in it's original layout and still retains some original features, with two reception rooms and a kitchen on the ground floor. The first floor hosts three bedrooms and a family bathroom. The property has potential to be extended on both the ground floor and into the loft subject to planning.

Externally the property boasts wonderful front and rear gardens and a rear garage.

The property sits in a terrific location, offering easy access to local schools including Enfield Grammar, St Andrews CofE, St. Georges RC and Chase Side Primary schools. Enfield Town is a short distance away, as is Chase side offering a lovely selection of local shops. Enfield Town London Overground and Enfield Chase B.R Station are the nearby stations, both offering a regular and frequent service into Central London.

Local Authority - Enfield
Council Tax Band - E

Front Garden

Paved pathway, shrub borders.

Inner Hallway

Coving to ceiling, stairs to first floor landing, under stairs storage cupboard housing: fuse box, gas and electric meters, door to reception one, door to reception two, door to morning room.

Reception 1

uPVC double glazed window to front aspect, coving to ceiling, gas fire place.

Reception 2

uPVC double glazed door leading to rear garden.

Morning Room

uPVC double glazed window to rear aspect, coving to ceiling, part tiled walls, storage cupboard, access to kitchen.

Kitchen

uPVC double glazed windows to rear and side aspect, uPVC double glazed door leading to rear garden, part tiled walls, eye and base level units, stainless steel sink with tap, space for gas oven and hob, space for fridge.

First Floor Landing

Loft access, coving to ceiling, doors to all bedrooms, door to bathroom.

Bedroom 1

uPVC double glazed window to front aspect.

Bedroom 2

uPVC double glazed window to rear aspect.

Bedroom 3

uPVC double glazed window to front aspect, storage cupboard.

Bathroom

Frosted uPVC double glazed window to rear aspect, part tiled walls, cupboard housing water tank, panelled bath with mixer tap, pedestal wash hand basin, low level WC, shaving point, wall mounted electric heater.

Rear Garden (South East Facing)

Part paved area, rest laid to lawn, shrub borders, rear vehicular access which provides access to a garage.

Garage

Up and over door, power & 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 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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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.



Riverside Gardens Enfield EN2 6JW

Approx Gross Internal Area = 98.8 sq m / 1063 sq ft

Garage = 17.9 sq m / 192 sq ft

Total = 116.7 sq m / 1255 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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EPC Rating E / Local Authority: Enfield / Council Tax Band: E