



## Clifton Gardens, Oakwood, Enfield

Available

Offers in excess of £800,000 (Freehold)







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### **Three-Bedroom, Semi-Detached house, in a super desirable residential location**

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\*\*\*CHAIN FREE\*\*\* Baker and Chase are delighted to present this rarely available four bedroom, semi detached house with off-street parking and an extended kitchen and additional downstairs shower room.

Once inside the property, you are greeted by the hallway which has its own cloak room area, stairs to the first floor and entry into a spacious through lounge with plenty of built in storage space. Beyond the through-lounge, there is access to the kitchen, which has been extended sideways, behind the garage, to create a bright, functional kitchen which also benefits from access to an additional downstairs utility area and shower room. Beyond the shower room, there is access to the remaining garage space.

The first floor hosts three bedrooms, two are good size doubles and a family bathroom. The front and back bedrooms have a range of built in wardrobes. The second floor hosts a wonderful double bedroom with air-conditioning and both a fully rotatable Velux window plus large windows to the rear providing a significantly elevated view. A contemporary, shower room completes the internal offering.

To the rear, there is access on to a great size garden, which has paved and lawn areas.

The location is superb, with easy access to Oakwood London Underground Station which is within walking distance and there are a number of good local schooling options close by such as Highlands secondary school and Eversley primary school. Trent Park is also close by, which is a popular local park, perfect for people who enjoy the outdoors.

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## Driveway

Patio driveway for multiple vehicles, electric socket

## Hallway

Upvc composite door to front aspect, opaque double glazed window to side aspect, shoe cupboard, radiator, under stairs storage cupboard, spotlights, further under stairs storage, stairs to first floor, door to:

## Through Lounge

Double glazed bay window to front aspect, double glazed French doors to rear aspect, x2 double radiators, column radiator, ample storage in alcoves, spotlights, access to:

## Kitchen

x2 Double glazed windows to rear aspect; matching wall and base units with work surfaces over, integrated fridge freezer, dishwasher and electric oven, 5-ring gas Neff hob with extractor hood over, inset sink with mixer tap, tiled splash backs, radiator, breakfast bar, spotlights, door to:

## Utility Room

Plumbed spaces and power points for appliances, wall mounted Valliant boiler, door to:

## Downstairs Shower Room

Low flush W/c, hand basin, corner shower unit, radiator, spotlights, fully tiled, extractor fan, door to:

## Half Garage/Storage Room

Electric roller shutter garage door, tiled floor

## First Floor Landing

Double glazed opaque window to side aspected loft access, spotlights, doors to remaining rooms

## Bedroom 2

Double glazed bay window to front aspect, radiator, fitted wardrobes, spotlights









### Bedroom 3

Double glazed bay window to rear aspect, radiator, built in wardrobe, spotlights

### Bedroom 4

Double glazed window to front aspect, radiator, spotlights

### Family Bathroom

Double glazed opaque windows to rear and side access, low flush W/c, vanity hand basin with storage under, P-shape bath with mixer tap, shower attachment and shower over, heated towel rail, extractor fan, spotlight, fully tiled

### Second Floor Landing

### Bedroom 1

Laminate flooring, skirting boards, spotlights, air conditioning unit, eaves storage, double glazed Velux window to front aspect, double glazed windows to rear aspect

### Shower Room

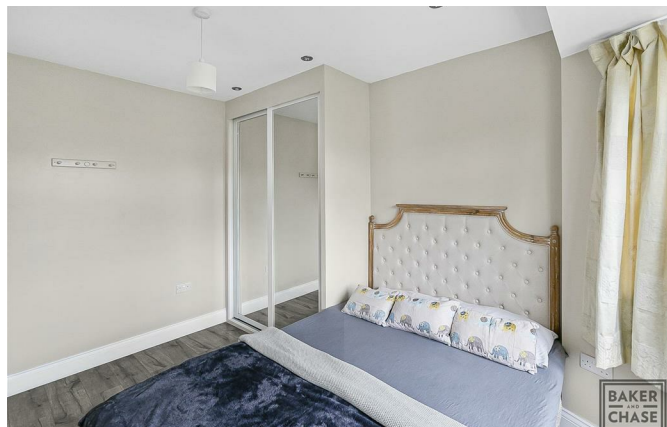
Tiled surround, shower cubicle, w/c low flush, vanity sink with mixer tap, heater towel rail, double glazed windows to rear aspect

### Garden

Patio area, lawn area, outside power socket, outside light, shrub borders

### 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.

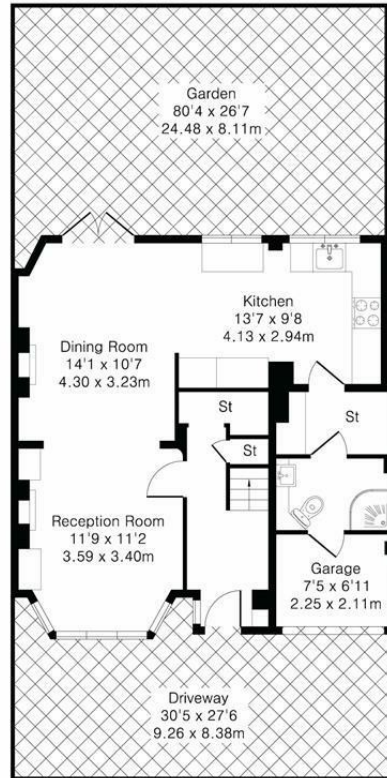
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.

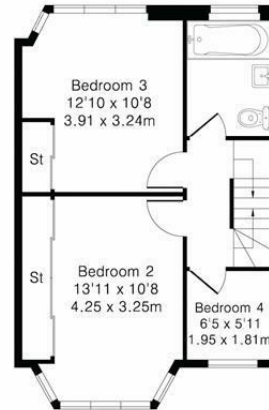






Ground Floor

Approximate Gross Internal Area 1341 sq ft – 124 sq m  
 Ground Floor Area 645 sq ft – 60 sq m  
 First Floor Area 422 sq ft – 39 sq m  
 Second Floor Area 274 sq ft – 25 sq m



First Floor



Second Floor



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: E