



Ashridge Gardens, London

Available

£2,400 Per month (Available from 7th July 2025, Furnished/unfurnished)





Baker and Chase are pleased to offer this lovely 3 bedroom 1930's semi-detached house in a sought after location on Ashridge Gardens. Available for a fixed term of 12 months. If you are looking for something longer term, please do not apply. Available 7th July 2025.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £72,000+pa

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Baker and Chase are pleased to offer this lovely 3 bedroom 1930's semi-detached house in a sought after location on Ashridge Gardens. Available for a fixed term of 12 months. If you are looking for something longer term, please do not apply.

The property offers three bedrooms, modern fitted kitchen including a washing machine and a compact dishwasher, spacious 28' through lounge with a brick exposed ornamental feature fireplace, a first floor modern bathroom including a bath plus a walk in shower and a ground floor WC. The house further benefits from off street parking plus free on-street parking, gas central heating, double glazing, and a spacious 64' south west facing rear garden with a garage to the side of the property plus a shared driveway.

Ashridge Gardens enjoys an envious position, south of Broomfield Park, and provides excellent road access to both the A406 & the A10. There is an outstanding range of local shops close by, including Palmers Green, Arnos Grove, Bounds Green and Friern Barnet. The property also provides access to Arnos Grove (only 800 yards away) and Bounds Green (only 0.6 miles away) London Underground Tube Stations (Piccadilly Line) as well as Palmers Green Train Station (only 0.6 miles away) which provides a regular service to London Moorgate.

Offered furnished/part furnished and is available 7th July 2025, for a fixed term of 12 months only.

For more information, or to arrange your viewing, please call our office.

Exterior

Front garden has a lawn area, a shared driveway, off street parking for 2/3 vehicles. Double glazed door leading to porch. Further glazed wooden front door leading to

Hallway

Laminate flooring, double glazed window to side, 2 x single glazed windows to front, ceiling coving, double radiator, stairs leading to first floor landing, door to cupboard under stairs, housing gas and electric meters, consumer unit, light and storage. Door to

Ground floor wc

Tiled flooring, half tiled walls, double glazed window to side, low flush wc, wall mounted wash hand basin.

Kitchen

Ceramic tiled flooring, fully tiled walls, breakfast bar, double radiator, ceiling spotlights, double glazed door to rear garden, double glazed window to rear, wall mounted Main boiler, range of wall and base units, roll top worktops, single drainer stainless steel sink unit with mixer tap, built in Neff gas hob, built in Neff oven and grill/oven, freestanding Haier fridge freezer with water dispenser, Hisense compact dishwasher, Haier washing machine.

Through lounge

Laminate flooring, 2 x radiators, double glazed bay window to front, window blinds, brick exposed ornamental fireplace, brick hearth, ceiling coving, double glazed sliding patio doors to rear garden.

Optional furniture - Dining table, 3 piece suite, tv cabinet

First floor landing

Fitted carpet, double glazed window to side, picture rail, access to loft, boarded, light, retractable ladder.

Bedroom 1

Fitted carpet, double radiator, ceiling coving, double glazed bay window to front, window blinds, wall to wall fitted wardrobes.

Optional furniture - King size bed, 2 bedside cabinets.





Bedroom 2

Fitted carpets, double radiator, double glazed window to rear, curtains, fitted wardrobes, door to storage cupboard. Overlooking playing fields.
Optional furniture - Double bed, bedside cabinet

Bedroom 3

Fitted carpet, double radiator, double glazed bay window to front, window blind.

Bathroom

Ceramic tiled flooring, partly tiled walls, ceiling spotlights, frosted double glazed window to rear, frosted double glazed window to side, heated towel rail, low flush wc, wall mounted wash hand basin with drawers under, wall mounted mirror, with Bluetooth speaker and light, bath with mixer tap, walk in shower with shower attachment and further rain shower head.

Rear garden

64' South West facing, patio, lawn, flower and shrub borders, wooden shed to rear, outside water tap, outside lighting, outside power point, gate and door providing side access.
Optional garden furniture

Garage

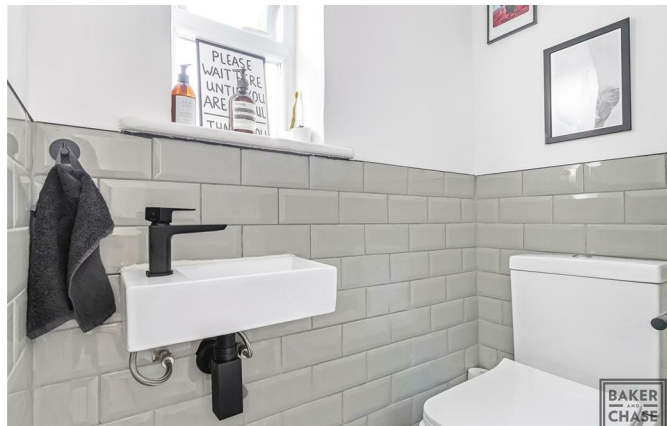
Up and over door, power and light, storage.

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the







dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

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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.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

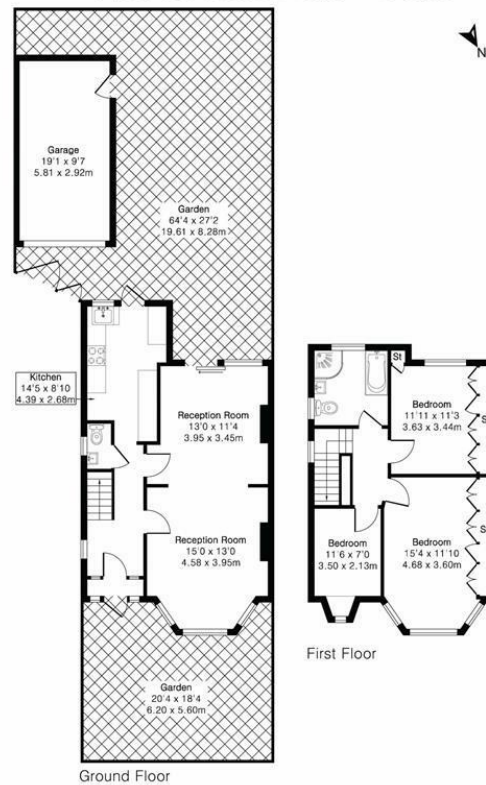




Approximate Gross Internal Area 1249 sq ft - 116 sq m

Ground Floor Area 732 sq ft - 68 sq m

First Floor Area 517 sq ft - 48 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: Enfield / Council Tax Band: E / Deposit required: £2,769

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