



Russell Road, Enfield

Available

£525,000 (Freehold)





Spacious Three-Bedroom Home with Garage & Off-Street Parking – Chain Free

Baker and Chase are pleased to present this 1930s-style three-bedroom terraced home, ideally situated on a popular residential turning in EN1. Offered chain free, the property presents an excellent opportunity for buyers looking to modernise and add value, with scope to personalise throughout.

The ground floor offers a reception room, dining room and a generously extended kitchen with skylights and garden access, and a convenient shower room with WC. Upstairs, the property features three bedrooms, two of which include fitted wardrobes, and a family bathroom.

To the rear is a private garden with both lawn and patio areas, rear access, and a garage complete with power and lighting. The front garden is paved, providing off-street parking. The property retains a number of original features and offers fantastic scope for improvement, making it an ideal opportunity for buyers looking to create a home tailored to their taste.

Located in a quiet yet convenient residential area, the property is ideally situated for local amenities. Bush Hill Park Station (London Overground) is approximately 0.5 miles away, providing direct links to London Liverpool Street, while Southbury Station and Enfield Town Station are also nearby. The property is within easy reach of Enfield Town Centre, where you'll find a wide variety of shops, cafes, restaurants, and supermarkets such as Waitrose, Tesco, and M&S.

For leisure and green space, Bush Hill Park, Jubilee Park, and Forty Hall Estate are all close by, offering excellent walking routes and family-friendly amenities. The area is also well-served by sought-after schools including George Spicer Primary School and Kingsmead Secondary School. Road connections are excellent, with the A10, North Circular (A406), and M25 all easily accessible.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Carpet, radiator, coving to ceiling, stairs to first floor landing, understairs storage cupboard housing fuse box, gas and electric meters, doors to reception room one, reception room two, and shower room

Reception 1

Carpet, radiator, coving to ceiling, uPVC double glazed window to front aspect

Dining Room

Carpet, radiator, feature fireplace with surround, fitted shelving, fitted storage cupboard, access to kitchen

Kitchen

Tiled flooring, spotlights to ceiling, two skylights, radiator, eye and base level units, stainless steel sink with mixer tap, space for washing machine, space for fridge/freezer, space for gas oven and hob with extractor over, part-tiled walls, wall-mounted 'Vaillant' boiler, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden

Shower room

Tiled flooring, part-tiled walls, walk-in shower cubicle with mains fed shower, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, spotlights to ceiling, shaving point

First Floor Landing

Carpet, loft access, doors to all bedrooms and bathroom

Bedroom 1

Carpet, radiator, coving to ceiling, fitted wardrobes, uPVC double glazed window to front aspect

Bedroom 2

Carpet, radiator, fitted wardrobes, uPVC double glazed window to rear aspect





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Bedroom 3

Carpet, radiator, uPVC double glazed window to front aspect

Bathroom

Lino flooring, part-tiled walls, paneled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, extractor fan, cupboard housing water tank, frosted uPVC double glazed window to rear aspect

Rear Garden

Part paved area, part laid to lawn, further paved area to rear, shrub borders, outside tap, gate leading to rear access, door to garage

Garage

Power and lighting, two windows to side aspect, window to front aspect, double doors to gated rear access

Front Garden

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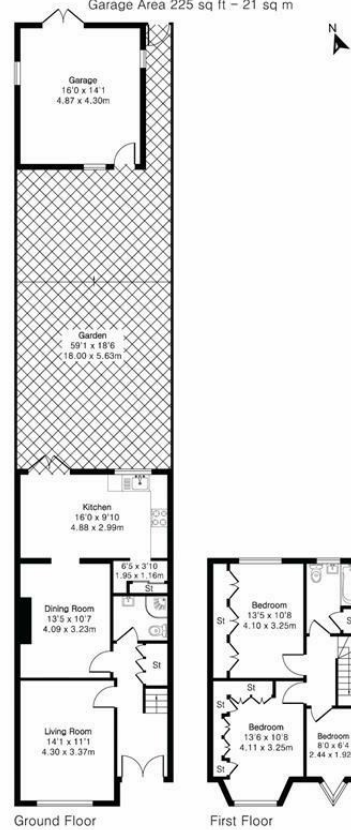
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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.





Approximate Gross Internal Area 1327 sq ft - 123 sq m
 Ground Floor Area 646 sq ft - 60 sq m
 First Floor Area 456 sq ft - 42 sq m
 Garage Area 225 sq ft - 21 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 C / Local Authority: Enfield / Council Tax Band: D

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